

Consolidated
ARCHITECTURAL DESIGN STANDARDS

FOR



Architectural Review Committee
PO Box 4159
1000 Meadowlands Trail
Calabash, NC 28467

Effective April 1, 2015



ARCHITECTURAL DESIGN STANDARDS

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Section I - Preface

Development Plan

Meadowlands Golf Club residential community was developed in stages with architectural design standards (ADS) for each stage. Over time, the use of multiple design standards has resulted in conflicts between the covenants and restrictions which empower the architectural review committee and confusion among residents as to what is allowed and not allowed. This consolidated document seeks to combine what is good in the previous documents and to eliminate some provisions that were overly cumbersome and restrictive. Our goal at Meadowlands is to evoke those feelings of fellowship and community which invite neighbors to sit back on the porch and enjoy each other's company.

Lot Number Clarification

Due to an engineering error, lot numbers north of the golf clubhouse begin at the number one in duplication of earlier platted lots numbered one through one hundred thirty five located to the south of the golf clubhouse which is located at 1000 Meadowlands Trail. In the hope of clarifying this confusion, this document will refer to lots in the southern sector as South Section and those in the northern sector as North Section.

The North Section includes Thistle Trail, Willow Walk, Pipit Place, Whispering Wind Way, Meadowbrook Lane, Donmovin Court, Lapwing Lane, Bullrush Court, Royal Fern Court, Privit Court, Pasturage and the portion of Meadowlands Trail beginning at Shingletree Road and ending at the Resident's Center. The South Section includes Ridgewalk Way, Marsh Rose Path, Wild Oak Lane and the portion of Meadowlands Trail which runs between the golf clubhouse and Calabash Road.

Principles and Purpose of ADS

The Architectural Design Standards (ADS) are established in accordance with the Master Declaration of Meadowlands. (See Page 23 for authorizing document.)

The purpose of the ADS is to ensure high design standards and architectural harmony which preserve and enhance the natural setting and beauty as well as property values within Meadowlands. The ADS is not established to restrict design freedom, but to encourage the unique design that the site deserves.

Architectural Review Committee

The Master Declaration established the Architectural Review Committee (ARC) as an autonomous entity reporting only to the Declarant and sets forth its jurisdiction, powers, obligations and the rules and regulations under which it conducts its review of proposed improvements. Any statements contained in this document are to condense, amplify, or clarify provisions of the declaration. In the event of a conflict, the Declaration will prevail.

The ARC does not take responsibility for, or infer by its approval, the structural soundness of the dwelling, or that the building(s) meets any state or local codes.

The applicant is urged to carefully review all provisions of the Master Declaration for Meadowlands prior to submitting an application to the ARC.

The ARC, through its review process, ensures uniform application of its ADS, and the ARC has sole discretion in fulfilling its responsibility. This includes defining aesthetic standards for construction in Meadowlands, approving any and all proposed improvements for a building site and construction within the subdivision.

Additions, alterations, color changes or any and all improvements to the exterior of a home or any new construction on the lot are subject to ARC review. By virtue of the Covenants, the ARC holds final authority over all applications and decisions.

Section II – Specific Building Design Standards

Identical replacement of any existing approved element on any home or home site does not require ARC approval.

Architectural Detail

Multiple architectural styles may be approved for construction in Meadowlands.

South Section incorporates custom plans in a variety of designs. Specifically:

- The Meadows and Wild Oak allow custom designs preferably with large front porches in a low country design.
- Ridgewalk homes are of a Donald Gardner-Architect design incorporating a front porch and, in some designs, rear or side porches. The previously selected designs, or very similar designs are allowed. Minor alterations to the previously selected designs may be allowed by the ARC. A specific color palette, Benjamin Moore Historic Home, is approved for this neighborhood. Additional colors may be submitted for approval.
- Marsh Rose homes are complementary in style, color and detailing, although no specific architect or plans are pre-approved.

North Section plans are of varying designs selected by the cooperating builder(s) and pre-approved by the ARC. The ARC reviews/approves color palettes for these plans prior to construction.

Antenna/Satellite Dishes

The ARC must approve the location of any television reception antenna or satellite dish and may restrict the size of such dishes to one meter or less per federal law. Installation of antennae, such as may be used by a ham radio operator, may be restricted and denied.

Attic Ventilators

No approval is required if installed on the rear of the house.

Awnings

Require ARC approval. May be manual or electrically operated.

Awnings must be compatible with the style of the house in size, material and color. Awnings must not adversely affect sunlight or natural ventilation of adjacent properties.

Clothes Lines

Outside clothes lines or other outside facilities for drying or airing clothes are specifically prohibited. No clothing, rugs, or other item be hung on any railing, fence, hedge or wall visible to the public.

Colors

A wide variety of colors and natural finishes are acceptable. At its option, the ARC may restrict the use of certain colors or finishes which are in aesthetic conflict with those nearby.

Construction Method

All homes within Meadowlands shall be built on the site employing the method commonly called stick-built. They shall be on a raised foundation at an elevation approved by the ARC. In all cases, the minimum finished floor elevation shall be no less than thirty feet above mean sea level and no less than 18 inches above street elevation.

Culverts.

The ARC may require the installation of a culvert at your homesite. If a culvert is required, it shall be constructed of concrete piping with concrete flared end sections. The diameter and length of the pipe will be specified by the ARC for each individual lot depending upon the driveway width and culvert depth, but in all cases the minimum length of the pipe shall be twenty feet plus the flared-end sections for a minimum ten-foot width driveway. The piping shall be covered with soil and landscaped. Hard material (wood, brick, rock, etc.) bulkheading is not permitted. The cost of any culvert and covering is to be borne by the Owner and the construction specifications must meet the ARC's approval.

Decorative Curbing and other Hardscape Landscaping Accents

Require ARC approval, including the calculation of additional impervious surface.

Decks

Require ARC approval. Shall be located only in the rear of the main body of the house. Materials and colors must be consistent with the style of the house.

Deck/Privacy Screening

Requires ARC approval. May consist of trees, shrubs or white vinyl panels of no more than six feet in height. May not block the golf course view of any other property owner.

Decorative Objects

Do not require ARC approval; however, property owners are urged to use discretion in the selection and placement of decorative objects. As personal taste is very subjective, the over use of such items can create discord and animosity among neighbors.

Detached Structures

Require ARC approval. This includes but is not limited by gazebos and arbors, outdoor kitchens, pool houses, etc. Must be located at least five feet from an adjacent property line. Must be consistent with the style and color of the house.

Dog Houses, Dog Pens

Are not allowed. No animal may be tied/chained outdoors.

Drainage

Requires ARC approval. Any alternation to the drainage on a lot may affect neighboring lots and/or the golf course.

Driveway Lamps

South Section: One post lamp is required to be placed at the driveway entry on each homesite. The ARC shall approve placement which should generally be at the intersection of the driveway and the sidewalk.

- The Meadows and Wild Oak – all driveway lamps shall be of the same design and color selected for the front of the house.
- Ridgewalk and Marsh Rose – all driveway lamps shall be black and of the same design as the fixtures on the front of the house.

North Section: No driveway lamp is required. Any installed must be of the design of attached exterior lighting and must be approved by the ARC.

Driveways and Parking

Require ARC approval. Driveways, turnarounds and excess parking areas must be surfaced with brick, concrete or some other approved hard-surfaced material. Driveways must abut the street pavement with a smooth, straight line. All drives must provide a substantial radius at the road edge. Regardless of surface type, the drive must be at least 10 feet wide. Driveways must be a minimum of two feet from the property line.

Elevations

All homes shall be on a raised foundation at an elevation approved by the ARC. In all cases, the minimum finished floor elevation shall be no less than thirty feet above mean sea level and no less than 18 inches above street elevation.

Exterior Finish

South Section - Exteriors may be completed in wood or acceptable wood substitutes; tumbled, hand-made or otherwise aged brick; or stone. Stucco, plaster or vinyl siding shall not be used except that vinyl may be allowed in the soffit and fascia only. Limited use of vinyl in gables will be reviewed on a case-by-case basis.

North Section – In addition to previously mentioned materials, vinyl siding may be used.

Exterior Lighting Fixtures

Require ARC approval.

Fences

Require ARC approval. Fences are allowed, but must be no higher than 48 inches from the ground, must be black metal spindle design with at least three inches between spindles, and may be in the back yard only. Where lots adjoin a water feature, the fence must at least six feet from the edge of the water hole to allow for maintenance of the water hole.

Fences may be installed on the property line with the written consent of the adjoining property owner. If not installed on the property line, fences must be at least one foot inside the property line in order to allow for grass maintenance.

Finished Floor Elevation

Requires ARC approval. In all cases, the minimum finished floor elevation shall be no less than thirty feet above mean sea level. Property owners are urged to consult their insurance professional for the latest rules regarding flood insurance and finished floor elevations.

North Section – Homes may be on a poured concrete foundation.

South Section – All homes shall be on a raised crawl-space or raised concrete foundation.

Firearms

Discharge of any type of firearm in the community is forbidden.

Flags/Flag Poles

No approval is required for one American flag or one pennant flag displayed on a side mounted bracket attached to the house, tree or other supporting structure.

Installation of a flagpole requires ARC approval and may not be taller than the house. No flag other than the American flag and one military service flag may be flown.

Foundation Finish

The foundation may be finished in a variety of materials including tumbled, hand-made or otherwise aged brick; stone; perling or similar smooth surface over concrete or concrete blocks. South Section: The front of each foundation must be completed in brick or stone.

Fuel Tanks

Fuel tanks must be buried and must meet EPA and state standards for underground installation. Those properties which were previously granted a waiver for above ground placement are not required to bury tanks.

Garages

A garage of sufficient size to accommodate at least one car is required. In The Meadows & Wild Oak, where possible, side entry garages are required.

Gutters and Downspouts

No approval required. Material colors must match house/trim colors.

Hot Tubs/Spas

Require ARC approval if installed outside.

Impervious Surface Limitations

See Appendix Sheet E for maximum impervious surface coverage square footage for each lot. This number is set as a condition of the stormwater permit approved for Meadowlands by the State of North Carolina and cannot be changed by any entity except North Carolina Department of Environment and Natural Resources.

Invisible (Pet Containment) Fencing

No approval required.

Landscaping Plan

The ARC shall approve all lot landscaping including removing and replacing trees on each Lot. No trees of the size of five or more inches in diameter shall be removed without approval of the ARC. Native plants shall be used to the greatest extent possible.

The planting plan should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines and provide cover for areas disturbed during construction. Protecting existing trees and planting additional trees decreases temperature impacts of seasonal extremes, while at the same time providing privacy and beauty.

Mailboxes

Mailboxes and newspaper receptacles shall be of standard design as illustrated and described in Sheet C. Setback from street must conform to US Postal Service requirements. Guidance sheets are available from the Postal Service. Should a second newspaper receptacle be required, the box must be added under the existing receptacle and must exactly match the existing receptacle. At least two mailbox designs currently exist in Meadowlands. Replacement of any mailbox must be with the design described in this document.



Mulch

No approval is required for use of organic materials. Approval required for the use of any synthetic material or stone.

Patio

Requires ARC approval.

Parking Pad

Requires ARC approval.

Roofing Style

To achieve the desired architectural style, steep roof pitches are desirable. Roof pitch shall be a minimum of 7¹/₁₂'. Accessory and shed roofs shall have a minimum pitch of 4¹/₁₂'. Multiple rooflines are required on front elevation.

Roofing materials may be architectural grade shingles, slate, wooden shakes or metal in keeping with the overall character of the house and the neighborhood.

Screening

Any garbage equipment, mechanical equipment, yard maintenance vehicles, or similar items must be kept in the garage or approved storage area. A visual barrier shall be erected to conceal them from the adjacent properties, road and golf course. This barrier must be included on submitted plans.

Setbacks

The ARC shall approve the placement of each home. Minimum setback requirements are five feet on each side, twenty-five feet in the front and fifteen in the rear; except that the front setback for Marsh Rose is fifteen feet.

Sidewalks

A continuous concrete sidewalk shall run around the property at Ridgewalk, Pasturage, Thistle Trail and the extension of Meadowbrook Lane (across Shingletree Canal). Each property owner is responsible for building the sidewalk on his/her property and for ensuring that it matches the sidewalk on adjoining properties and is in the location designated by the developer. The sidewalk must be completed prior to occupancy.

Signage

No signage is allowed except: For Sale signs of the latest design approved by the ARC, Community Watch and small house alarm signs. No approval is required for these signs.

Solar Collectors/Panels/Screens

Require ARC approval. Application should include design, colors and location.

Square Footage Minimums

Square footage is measured as heated area. Minimum heated square footage:

The Meadows - 2200 square feet

Wild Oak - 1650 square feet

Ridgewalk – 1300 square feet

Marsh Rose - 1200 square feet

North Section, All Lots - 1500 square feet



Sprinkler Systems/Wells

No approval required. Only one well per household allowed. Well/pump equipment must be screened from view; screening requires approval.

Storage of Boats, Trailers, Campers, Etc.

No boats, trailers, campers, recreational vehicles, commercial vehicles such as tractor-trailers or similar vehicles are allowed to park in the community. Overnight parking of any vehicle on the streets is prohibited.

Storm Doors/Screen Doors

No approval required so long as colors match the approved color scheme of the house.

Swimming Pools

Require ARC approval.

Tree Removal

Requires ARC approval for any tree with a diameter of 4 inches or greater. After initial construction, removal of trees shall be approved only to accommodate additional construction or where the tree's disease or death makes it a threat to public safety. Verification of an arborist may be required at the owner's expense.

Window Mounted Appliances

No window-mounted heating or air conditioning units, fans or other appliances shall be permitted.

Section III – The Review Process

Plan Submission Procedures

Due Date

Application forms and required documents must be submitted to the ARC Chairperson by the 1st of the month to be eligible for review that month. For New Construction submit Application Sheet A with required fees. For Modifications, submit Application Sheet C; no fees required.

Requirements for New Construction

Review plans must include as a minimum the following:

- Site plan
- Landscaping plan
- House exterior design plan
- Color board of materials and finishes - with samples
- Mail box location
- Lamp post location
- Information sheet included at the end of this section.
- Architectural renderings or photographs of the proposed design may be submitted to the ARC in addition to plans.

Three Sets Required

Three sets of all plans (site, building, and landscape) must be submitted to the ARC along with completed application form. One set will be retained by the POA.

Completed Submission

Any submission that does not include all plans, material, applications, and other items as required by this section will be rejected and will not be placed on the agenda until all requirements have been met.

Decisions of ARC

All decisions of the ARC are final.

Pre-Construction Site Review

Building Setbacks

Building setbacks must follow the ADS and the county regulations in place at the time of construction. The ARC must approve home placement location on your lot to determine best use of the property and developmental plan. Minimum setbacks vary by neighborhood.

Marking of Property

Prior to any clearing and/or construction on the building lot:

- Property lines must be strung between all four corners of lot.
- House, driveway and walkway foot print must be staked out and strung.
- All trees proposed for removal must be marked.

Fees

Changes

Fees may change without notice.



Performance Bond

Prior to commencement of construction, the homeowner shall submit a refundable performance bond of \$2000 payable to the Meadowlands ARC, the same to be refunded to the homeowner at the satisfactory completion of construction, landscaping and repair of any damage to the subdivision occurring during the construction process. Should the property owner not satisfactorily complete construction, landscaping or repairs, the cost to do same shall be deducted from the performance bond and used toward said repairs, etc.

Plan Submission Fee

A non-refundable home plan submission fee of \$200, payable to the Meadowlands Property Owner's Association, must be submitted to the ARC with submission of plans.

Road Impact Fee

A non-refundable road impact fee of \$400 is payable to the Meadowlands Property Owners Association. Payment must accompany plan submission.



Section IV – The Construction Phase

Certificate of Occupancy

A certificate of occupancy from Brunswick County is required in order to occupy the premises.

Completion

Construction of your home must be completed within nine (9) months from date of issuance of Brunswick County building permit. A copy of the building permit must be delivered to the ARC within ten days of issuance.

Construction Equipment

Construction equipment will be kept on site and off the street.

Damages

The property Owner will be held accountable for damage done by contractors, subcontractors, material delivery persons and any other agent of the Owner to trees, roads, signs and other property and facilities. Property Owners will be notified in writing and will be given one week to correct damages. Failure to act will result in the POA having damages repaired and having the responsible property Owner billed for repairs.

Foundation Survey

A foundation survey by a registered surveyor is required prior to the start of construction. The house footprint, driveways and walkways and any other hard structures must be included. This is for the protection of both the builder and the owner.

Licensing

All builders hired for construction of dwellings shall hold a valid North Carolina General Contractors License.

Lot Preparation

No lot or portion thereof will be cleared without ARC permission. Mowing is allowed as provided under the Master Declaration.

Materials

Materials must be stored within the property lines, and not extend to adjacent property sites. A clear street right-of-way must be maintained at all times.

Noxious or Offensive Activities

The Master Declaration prohibits noxious or offensive activities. Contractors, subcontractors, material delivery persons and any other agent of the Owner doing business in Meadowlands will be required to conduct themselves accordingly. Speeding in residential areas will not be tolerated. Loud vehicles, radios, tape players or other disruptive noise will not be permitted.

Portable Outdoor Toilet Facilities

Portable outdoor toilet facilities must be provided during construction. They may not be placed prior to construction approval by the ARC and must be removed promptly upon completion of construction. Portable toilets must be screened from the road such that the entry door is facing away from the road. To the extent possible, toilets should be likewise screened from the golf

course. The screening shall be of natural wood lattice or white vinyl lattice.

Signs

One sign identifying the general contractor and architect may be erected on the lot during construction of the residence. Sign design must be approved by the ARC. All such signs must be removed by the certificate of occupancy issuance date or nine months from the date of issuance of the construction permit whichever first occurs.

Silt Fencing & Water Run-off Requirements

Silt fencing is required on all construction sites in order to contain soil and stormwater runoff. Under the rules and regulations of the state of North Carolina, water run-off must be controlled on the homeowners' property so that problems are not created for either adjacent property owners or the developer. Water problems created by a home not complying with these requirements, during or after construction, will be corrected at the homeowners' expense.

Site Cleanliness

The property Owner is responsible for maintaining a clean construction site at all times. The property Owner will be responsible for a thorough clean-up of the construction site for the duration of construction and upon completion of the building project. Adequate trash containers must be maintained on site at all times.

Street Drainage

No alteration to street drainage is permitted.

Street Repair

The property Owner is responsible for any damage which occurs to the streets within Meadowlands during construction of the property Owner's dwelling by any construction vehicles or equipment. Cost of street repair will be assessed to the homeowner by the POA. The POA will accomplish repair.

Temporary Structures

No temporary house, trailer, mobile home, recreational vehicle, tent, garage or other building shall be placed or erected on any Lot. The ARC may grant permission for temporary structures for storage of materials during construction.

Working Hours

Contractors may work only during daylight hours, Monday through Saturday. No construction other than on an emergency basis may be conducted outside this time frame and only with prior approval of the ARC.

Field Review

External Reviews

The ARC may perform periodic external reviews of the building site. Entry of the site by the ARC or its agents shall not be a trespass.

Section V – General Provisions

Amendment by Majority

The foregoing rules and regulations may be amended at any time by a majority vote of the ARC. No prior notices or announcements will be required to amend these rules and regulations.

Date of Receipt

Any preliminary or final plan marked, “received,” on a specific date shall be subject to the rules and regulations applicable at that time.

Obligation to Rebuild

Should your home or other structures on the lot be damaged, or partially or totally destroyed, it is the homeowner’s responsibility to promptly repair or reconstruct the structure in a manner consistent with the ADS and under plans approved by the ARC. Such repair must begin within sixty days of the date of destruction or damage. Should the Owner determine that the damage is so extensive that repair is not practical and chooses not to rebuild, the Owner shall clear the lot of any and all debris and return it to the natural state in which it existed prior to beginning initial construction within sixty days of the date of the damage.

Severability

This document shall not be rendered invalid or unenforceable should any of the provisions of this document or the application or effect thereof be invalid or unenforceable for any reason and to any extent.

Variances

Building set-back guidelines and minimum size standards as established by the ARC and consistent with those approved by Brunswick County may vary from neighborhood to neighborhood as part of the master plan of Meadowlands.

The ARC may grant variances from these guidelines to alleviate hardships in any particular case or to adjust for physical conditions where strict compliance would not be practical. All variance requests must be in writing describing a complete description of the variance requested and the reason for the variance request. The request must be submitted with the project submission.

Section VI – Appendices

Required Construction Documents and Drawings

Site Plan

Site Plan at 1"=20' minimum clearly showing:

- Driveway and walks
- Culvert width and pipe size
- Fences
- Finished first floor elevation (FFE)
- Finished first floor height above road grade
- Garbage and HVAC enclosures
- Location and description of any other outside structure
- Location footprint of dwelling on site with entry areas, exterior stairs and decks, driveways and walkways
- Square footage of lot covered by impervious surfaces
- Pool and/or spa with fence placement
- Post lamp and other outdoor lighting and any other outdoor fixtures
- Property lines, setbacks and easements with dimensions
- Screening
- Setback lines

Landscape Plan

Landscaping plan 1"=20' minimum clearly showing:

- Existing trees and vegetation (Note: All trees of five-inch and greater diameter must be protected during construction).
- Locations of any proposed landscape lighting indicating fixture type
- Natural or mulched areas and any proposed hardscaped elements such as fences, walls, stepping stones
- Outline of proposed tree and shrub locations showing circular symbols indicating mature spreads, lawn areas, ground cover and seasonal color areas
- Outline of structures as shown on site plan
- Plant list
- Landscaping around culvert

Exterior Design

Elevations of front, rear, left side and right side are required clearly showing:

- Decks, terraces, stoops, exterior stairs, porches and patios
- Exterior windows and doors
- Heated square footage in dwelling
- Numeric dimensions of house, driveways, walkways and other impervious surface
- Square footage of dwelling, driveways, walkways and other impervious surface
- Roof plan with overhangs, roof pitches and overall height from FFE to ridge
- Siding (quoins) detail. If brick, show row lock sills, header course, water table course.
- Trim and corner decoration on all four sides



**Sheet A, CONSTRUCTION PLAN SUBMISSION PROCEDURE AND INFORMATION
(Required for all New Construction)**

Design Professional Resources

Provide your design professional with a copy of Sections 14 and 15 of your Master Declaration as well as a copy of the ADS.

ARC Requirements

Provide three (3) complete sets of plans with completed application forms to the ARC along with completed Sheets A and B.

Fees to be Submitted

____ Plan Submission Fee of \$200 payable to Meadowlands POA. Check # _____

____ Contractor’s Road Impact Fee of \$400 payable to Meadowlands POA. Check # _____

____ Performance Bond of \$2000 payable to Meadowlands ARC. Refundable. Check # _____

Deliver complete package to the Chairperson of the ARC (or his/her Representative).

Lot # _____ Street _____

House Plan Name and Number _____

Owner’s Name _____

Mailing Address _____

Phone # Home _____ Cell _____

E-mail _____

General Contractor
Name _____

Mailing Address _____

Phone # Office _____ Mobile _____

Email _____

North Carolina Builder’s License # _____

Expiration Date _____



Sheet B, COLOR BOARD

Complete the information requested and attach a sample of each item. If too large to attach, submit separately, clearly labeled.

Owner's Name(s) : _____

Lot # & Address _____

House Plan Name or # _____

Contractor's Name: _____

Impervious Square Footage: House _____ All Other _____ Total _____

Trim

Material _____

Color _____

Trim style _____

Siding

Material _____

Color _____

Application method _____

Detached Structure

Material _____

Color _____

Where Used _____

Fencing

Where Used _____

Driveway

Material _____

Placement _____

Foundation

Material _____

Color _____

Shingles

Brand and Grade _____

Color _____

Lamp Post

Material _____

Brand & Style # _____

(attach photo or drawing)



Sheet C - CONSTRUCTION MODIFICATION SUBMISSION

No fee required for review.

No submittal required to replace any material with identical material or to repaint exterior in existing color(s).

Date _____

Name _____

Address of Proposed Change _____

Lot Number _____ Section (North or South) _____

Telephone _____ Email _____

Description of Proposed Change including the type and color of materials used, location and any other pertinent information.

Multiple horizontal lines for describing the proposed change.

Existing impervious surface footage of house, driveways, walkways, etc. _____

Additional proposed impervious surface _____

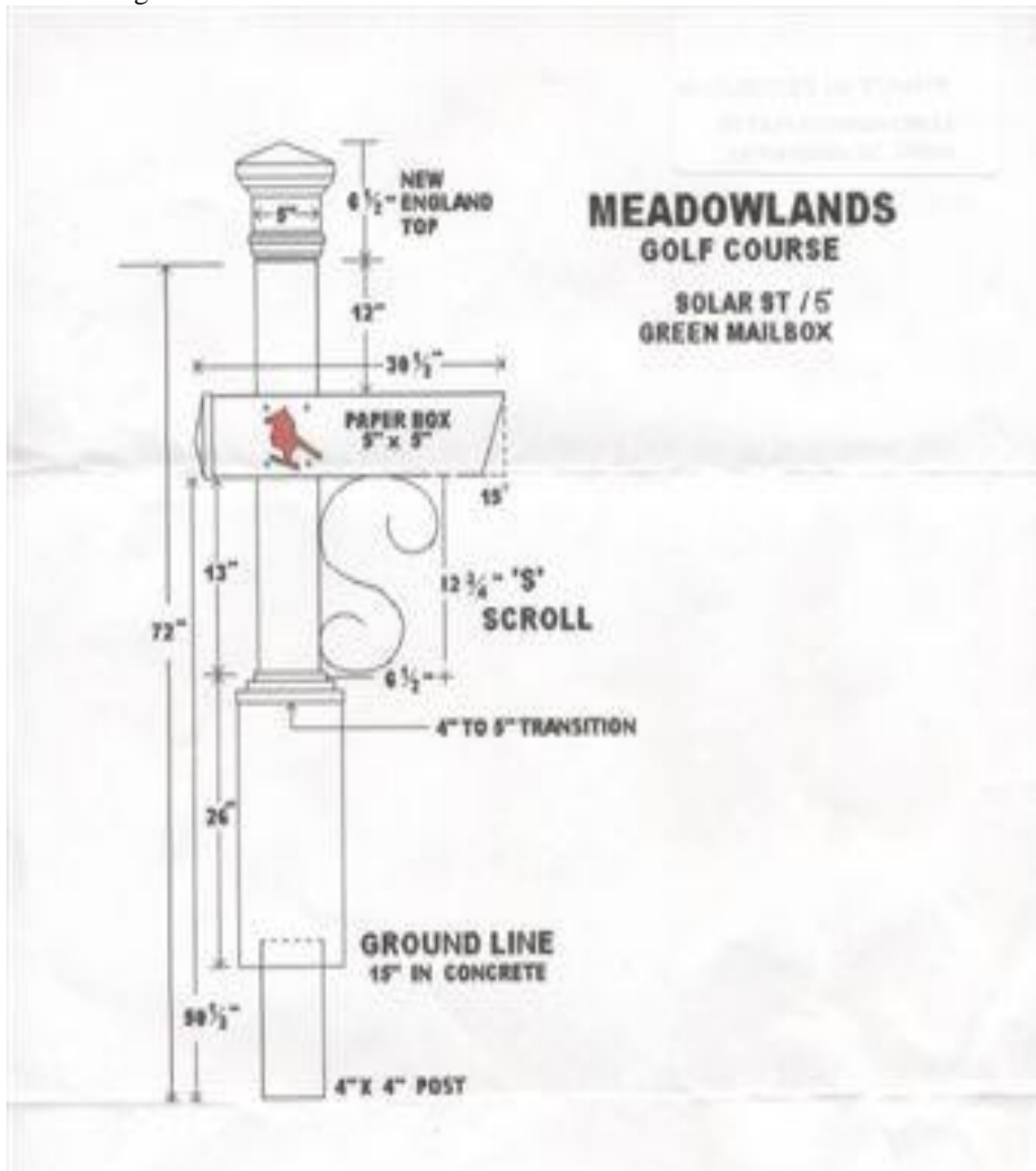
Total of existing and proposed new impervious surface square footage _____

Additional comments _____

Attach photos, paint color samples, etc.

Sheet D, MAILBOX SKETCH

Homeowners may select their own contractor. Specifications below must be followed. The poles are white vinyl; the mail box is green. The Meadowlands cardinal is applied to the paper box along with the house numbers.





Sheet D, FIELD REVIEW – FINAL

Owner _____ Date _____

Lot # _____ Street _____

The property site _____(is) _____(is not) approved for building exterior, light design and placement, landscaping, clean-up, sidewalk, driveway and all other work required for occupancy.

Reason for variance from approved plan:

Approved [] Not Approved []

Action required if not approved:

Administrator Notes:



Sheet E, MEADOWLANDS IMPERVIOUS LIMITATIONS

Maximum Square Footage per Lot

South Section : The Meadows, Wild Oak, Ridgewalk, Marsh Rose Lots 1-21	6500sf
Lots 22, 23, 27-34, 38-40, 42, 46, 48, 51-64, 66-70, 72-75, 78-79	5500sf
Lots 24-26, 35-37, 41, 43-45, 47, 49, 50, 65, 71,76, 77	9900sf
Lots 80-82, 97-101	4000sf
Lots 83-96, 102-135	3500sf
North Section All Lots	4000sf

Sheet F – COVENANTS ARTICLE 14

Master Declaration - Meadowlands Golf Club

ARTICLE 14

Architectural Design Standards

- 14.1 Design Standards. No structure, building or improvement shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made, including change of color, until the plans and specifications showing the nature, kind, shape, heights, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location and environmental soundness in relation to surrounding structures and topography by Declarant, or by an architectural committee composed of two (2) or no more than five (5) representatives appointed by the Declarant. Structures, buildings and improvements shall include but not be limited to any dwelling, garage, fence, wall, sidewalk, hedge, mass planting, change in grade or slope, drainage pipe, drainage canal, ditch, swale, catch basin, swimming pool, spa, treehouse, playhouse, sign, flagpole, exterior illumination, monument or marker, outdoor statuary, exterior lights, security lights, storm door, well utility facility, mail box, patio, deck, screening for outdoor trash cans or other purposes, sprinkler system, driveway, outdoor decorative objects, shrubbery or landscaping.
- a) Any Owner may remodel, paint or redecorate the interior of structures on his Unit without approval. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications.
- b) Any modifications to the interior of screened porches, patios and similar portions of the Unit visible from outside the structure of the Unit shall be subject to approval by the ARC.
- 14.2 These Design Standards shall not apply to the activities of the Declarant.
- 14.3 Amendments. These Design Standards may not be amended without the Declarant's written consent so long as the Declarant owns any land subject to this Declaration or subject to annexation to this Declaration.
- 14.4 Architectural Review. Responsibility for administration of the Design Standards, as defined below, and review of all applications for construction and modifications under this Article shall be handled by the Architectural Review Committee, hereafter referred to as ARC, as described in (a) below.
- a) The Architectural Review Committee shall consist of at least two (2), but not more than five (5), persons and shall have exclusive jurisdiction over all construction on any portion of the Properties. The Declarant may change the number of ARC members by amendment to this Declaration. Until 100% of the Properties have been developed and conveyed to Owners, the Declarant retains the right to appoint all members of the ARC who shall serve at the Declarant's discretion. The members of the ARC need not be Members of the Association. Compensation for the ARC shall be established by the Declarant and paid by the Association Board. In the event said Declarant or its designated ARC, fails to approve or disapprove such design and location within sixty (60) days after complete plans and specifications have been received by it, and notification of receipt of plans and specifications has been sent to the submitting Owner(s), approval will not be required and this Article will be deemed to have been fully complied with.
- b) All duties and responsibilities conferred upon the ARC by this Master Declaration or the Bylaws of the Association may be exercised and performed by the Declarant or its designee at its discretion, so long as Declarant shall own any Unit in the Properties or any additions annexed thereto by Supplemental Master Declaration or Amendment to this Master Declaration.
- 14.5 In addition to the duties of review and approval of external harmony and design, the ARC shall monitor the compliance with all use restrictions, design and architectural control provisions and conditions and other restrictions. The ARC shall report such violations as may come to its attention to the Declarant or the Association for appropriate action of enforcement.
- 14.6 Standards and Procedures. The Declarant shall prepare the initial design standards and

application and review procedures (the "Design Standards" and any amendments thereto) which shall apply to all construction activities within the Properties. The Design Standards may contain general provisions applicable to all of the Properties as well as specific provisions which vary from one portion of the Properties to another depending upon the location, unique characteristics, and intended use.

- a) The ARC shall adopt such Design Standards at its initial organizational meeting. Any amendments to the Design Standards shall apply to construction and modifications commenced after the date of such amendment only and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced.
- b) The ARC shall make the Design Standards available to Owners and Builders who seek to engage in development or construction within the Properties and all such Persons shall conduct their activities in accordance with such Design Standards.
- c) The ARC, at its discretion, may require any Owner or contractor for any planned improvement within the Properties to post a payment and/or performance bond with it to assure satisfactory completion of such improvements. The bond shall be in form and amount as deemed satisfactory to the ARC. The ARC, may in lieu of requiring the posting of a payment or performance bond, accept a sum satisfactory to it to be held by the ARC in escrow in order to assure the completion of all of the improvements including landscaping in accordance with the approved plans and specifications and within the time periods provided within this Article.

14.7 Submission of Plans and Specifications. No construction or improvements shall be commenced, erected, placed or maintained on any Unit, nor shall any exterior addition, change or alteration be made thereto, until the plans and specifications ("Plans") showing site layout, structural design, exterior elevations, exterior materials and colors, signs, landscaping, drainage, lighting, irrigation, utility facilities layout and screening shall have been submitted to and approved in writing by the ARC. The Design Standards shall set forth the procedure for submission of the Plans. A reasonable fee for the review of said plans shall be required and submitted, along with said Plans and any other supporting documents required by ARC.

- a) The Owner shall submit at least two full sets of plans and specifications to the ARC for review.
- b) In reviewing each submission, the ARC may consider visual aesthetics, natural platforms and finish grade elevations, harmony of external design with surrounding structures and environment, and location in the relation to surrounding structures and plant life. The ARC may require relocation of native plants within the construction site as a condition of approval of any submission. Location of any driveways shall be subject to the approval of the ARC.
- c) The ARC shall, within 60 days after receipt of each submission of the Plans, advise the party submitting the same in writing, at an address specified by such party at the time of submission of
 - i) the approval of Plans, or
 - ii) the segments or features of the Plans which are deemed by such ARC to be inconsistent or not in conformity with this Declaration and/or the Design Standards, the reasons for such finding, and suggestions for the curing of such objections.
- d) If construction does not commence on a project for which plans have been approved within 12 months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the Plans for reconsideration.

14.8 All improvements and driveway connections, including but not limited to drainage pipes, landscape materials, located within the road right-of-way must be approved by Declarant or ARC. Unit Owner shall be responsible for all roadway repairs required because of damage caused by Unit Owner. Declarant shall not be responsible for any such roadway repairs.

14.9 The ARC or Declarant shall have the right to disapprove any plans specifications and details submitted to it in the event the same are not in accordance with any of the provisions of this Master Declaration and any Design Standards which may be in effect at the time. Disapproval of plans, location, specifications or details may be based upon any grounds, including purely aesthetic considerations which the ARC or Declarant, in its sole and uncontrolled discretion, shall deem sufficient, however, approval of plans that comply with

- the Design Standards shall not be unreasonably withheld.
- 14.10 Any Owner shall have the right to appeal disapproval of plans, location, specification and details to the Declarant or to the Board of Directors of the Association should the Declarant no longer control the review process. The decision of this appeal shall be final and not subject to appeal or review.
- 14.11 The ARC, or its agent, or the Declarant shall have the right to inspect all construction to ensure that it is performed in strict accordance with the approved plans, specifications and details.
- 14.12 No structure may be temporarily or permanently occupied until a certificate of occupancy has been issued by the ARC and the various controlling governmental agencies and utilities. Further, no structure shall have permanent electrical service connected by the electrical utility supplier until the ARC has issued the certificate of occupancy.
- 14.13 Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of any residence or permitted pertinent structures, or to paint the interior of the same any color desired.
- 14.14 Neither the Declarant nor the ARC nor the Board of Directors or any architecture agent thereof shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications or for ensuring compliance with building codes and other governmental requirements, nor shall they be responsible in any way for any defects in plans, specifications or details submitted, revised or approved in accordance with the provisions contained herein or in the guidelines, nor for any structural or other defect in any construction. Neither the Declarant, the Association, the Board, nor the ARC shall be held liable for any injury, damages, or loss arising out of the review and approval of any application, including but not limited to the manner or quality of construction or deficiencies in kind or quality of materials used.
- 14.15 Owners shall be responsible for compliance with all applicable governmental statutes, ordinances and regulations, including but no limited to land use, zoning and building regulations.
- 14.16 Enforcement. Any structure or improvement placed or made in violation of this Article shall be deemed to be nonconforming. Upon written request from the Board or its designees, Owners shall at their own cost and expense remove such structure or improvement and restore the land to substantially the same condition as existed prior to the conforming work. Should an Owner fail to remove and restore as required, the Board or its designees shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed. In such cases as landscaping is involved, the Board or its designees shall have the right to enter the property and cause plantings to be made to restore the property to its original condition. All costs, together with the interest at the maximum rate then allowed by law, may be assessed against the Unit Owner and the benefited Unit and collected as a Specific Assessment.
- a) Any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of this Article and the Design Standards may be excluded by the Association from the Properties. In such event, neither the Association, its officers, or directors shall be held liable to any Person for exercising the rights granted by this paragraph.
- b) In addition to the foregoing, the Association shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of this Article and the decisions of the ARC.
- 14.17 Variance. The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall
- a) be effective unless in writing;

- b) be contrary to this declaration; or
- c) estop the ARC from denying a variance in other circumstances.

For purposes of this section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing, shall not in and of itself be considered a hardship warranting a variance.

- 14.18 No waiver of future approvals. Approval of proposals, plans, and specifications or drawings for any work done or proposed or in connection with any other matter requiring approval shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans or specifications, drawings, or any other matters subsequently or additionally submitted for approval.

ARTICLE 15

Restrictions on Use and Occupancy

- 15.1 Plan of Development. Declarant has created Meadowlands as a residential and recreational development and has established a general plan of development for Meadowlands as a planned community. All provisions of this Declaration and of any Association rules shall also apply to all occupants, tenants, guests and invitees of any Unit. Any lease on any Unit shall provide that the lessee and all occupants of the leased Unit shall be bound by the terms of this Declaration, the Bylaws and the rules of the Association.
- 15.2 Construction of Residences. Certain Units shall require construction of a dwelling unit within a specified period of time. Additionally, certain dwelling units shall be controlled by an exclusive builder approved by the Declarant. The Owner's rights and obligations as to each of these shall be controlled by the purchase contract and these rights and obligations shall be binding on the heirs, assigns, and grantees of the Owner and these obligations shall run with the land.
- 15.3 Initial Use Guidelines and Restrictions. The properties shall be used only for residential, recreational, and related purposes (which may include without limitation offices for any property manager retained by the Association or business or sales offices for the Declarant or the Association), except as otherwise provided herein.
- a) Animals and Pets. No animal or livestock or poultry of any description, except the usual household pets, shall be allowed on the Lots. No animals, livestock or poultry of any kind may be raised, bred or kept for any commercial purpose. No animals, livestock or poultry of any kind may be raised, bred or kept in any Common Area. Should the household pet be a dog, it shall be kept in the dwelling or within an underground radio controlled fence or other fence approved by the ARC or kept on a leash accompanied by a person and shall not be allowed to run loose in the subdivision. No animals shall be confined to a chain or to a fenced area smaller than 500 square feet. Animals kept outside shall be provided with suitable warm, dry shelter located not closer than 20 feet to the Lot line. Noise from excessive barking could be considered a nuisance as provided in this Declaration. Owners must promptly remove any and all animal excrement from any and all Common Areas and Lot(s) and keep such area(s) clean and free of pet debris. All animals must be properly tagged for identification and current rabies vaccination. Pet owners shall be liable to the Association for damages caused to the Common Areas by pets.
 - b) Storage Receptacles. Every outdoor receptacle for ashes, trash, rubbish or garbage shall be screened or so placed and kept as not to be visible from any street or recreation area, or golf course property.
 - c) Utility connections. All dwelling connections for all utilities, including but not limited to water, electricity, gas, telephone and television shall be run underground from the proper connecting points to the dwelling structure in such manner as is acceptable the appropriate utility authority. The cost for such underground service shall be shared by the Owner and utility company in conformity with existing utility company policy.
 - d) Outdoor Clothes Drying. No outdoor poles, clotheslines and similar equipment shall be erected or located upon any Unit.
 - e) Maintenance of Units. All Units shall be maintained at all times in accordance with