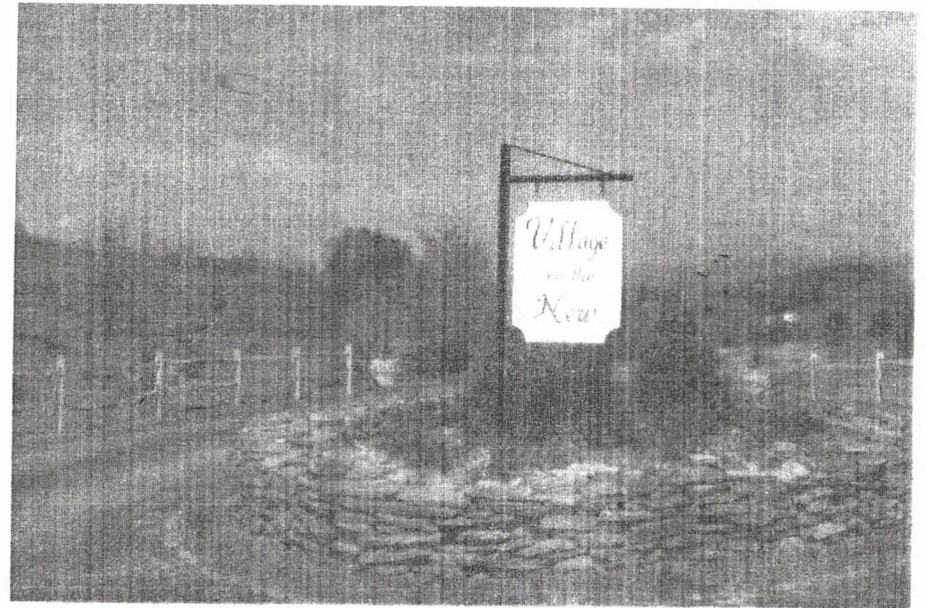


Village on the New

Architectural Review Guidelines

July 2004



1. INTRODUCTION

1.1 THEME

Set among pine forests and rolling hills overlooking the historic New River, Village on the New is a truly

remarkable new development. A beautiful stacked-stone entrance sets the tone for this gated community. Underground utilities, walking trails, a large conservation area and riverfront park are some of the amenities those who call the Village home will appreciate.

Village on the New boasts a superb offering of building sites - riverfront, river view, pastoral and long range mountain views - a groundbreaking opportunity for those seeking the lifestyle afforded within a gated and moderated community.

The concept of Village on the New is based on the architectural character and sense of community found in a traditional European village. Steeply pitched roofs, broad use of wood, stone, and other natural materials will be predominate in this picturesque mountain setting. In order to protect the residents' investments and quality of life, these guidelines help shape housing styles and construction methods, preserving the European flavor and visual appeal of the Village's homes.

1.2 HOW TO USE THESE GUIDELINES

This document is divided primarily into two sections; site aspects and building design. Other sections dealing with

theme and history are provided for insight on architectural standards and suggestions.

These guidelines contain **mandatory standards** labeled as "required" or "prohibited" as well as **discretionary standards**, labeled as "preferred" or "discouraged." All designs submitted for approval must meet applicable mandatory standards. Design compliance with discretionary standards, specifically those "preferred", increases the probability of the design securing approval from the Architectural Review Committee. The Village the New Board of Directors shall serve as the appellate board for the Architectural Review Committee.

These guidelines are not intended to limit the creativity of architects and homeowners, but rather to encourage a common theme and preserve the unique character of the village. It should be noted; it is the responsibility of lot/homeowner to secure the appropriate professionals in order to fully comply with the NC state building code and all applicable local codes and ordinances.

1.3 GENERAL CHARACTERISTICS OF ARCHITECTURAL STYLE

The architectural theme established for the Village on the New is centered around a European cottage style home.

Presenting this common theme, residents of Village on the New will establish a notably different and higher standard in real estate in western North Carolina.

Common Features:

- ❖ Steeplly Pitched Roof Lines
- ❖ Prominent Cross Cables
- ❖ Tall Narrow Windows
- ❖ Casement Windows with Small, Divided Panes
- ❖ Small Dormer Windows
- ❖ Prominent Chimneys with Stone Construction
- ❖ Wood, Stone or Selected Brick Siding Materials
- ❖ Asymmetrical Design

While all of the above traits are not required, and while homes in the village will not be required to mirror traditional European mountain homes, many characteristics of this style will be evident throughout the community.





2. SITE ASPECTS

2.1 RELATIONSHIP OF HOME TO BUILDING SITE AND ADJOINING AREAS

NATURAL ASPECTS

Housing design should be fitted to the natural contours of the site. Natural features of the site, such as rock outcroppings, and natural drainage walls should be preserved.

When possible and applicable, building heights should not exceed the tree line.

The impression should be of buildings tucked into, rather than superimposed upon the natural landscape.

SITING OF HOMES

The view of a home from the street and surrounding area is as critical as the view afforded to the homes' occupants.

Homes should be designed to harmonize with the existing topography, thereby minimizing land disruption. Grading should be held to a minimum and should complement natural landforms (smooth gradation or terracing).

Buildings or homes located near trails or common park areas should be designed to allow safe and efficient access to those spaces. Rights of way and appropriate buffers should be taken into consideration when designing home sites in relation to public spaces.

Standard setbacks are 25 to 30 ft. from front and back of lot line, and 15 ft. from side lot lines.



2.2 LIGHTING AND UTILITY PROVISIONS

LIGHTING

The Village on the New is a moderately lighted community at night time, and all exterior lighting must be designed with this in mind.

Design and intensity of lighting shall be integrated with the style and design of each home's material and color. All lighting must be installed so that excessive light and glare directed toward neighbors and motorists are avoided.

UTILITIES

All utility connections should be located with minimum disturbance to environment and adjoining properties.

Utility type structures must be screened by natural vegetation and should be located along rear lot lines and service areas. However, all landscaping must be installed to allow sufficient room to perform routine maintenance on these structures.

2.3 LANDSCAPING

Landscaping (including any screens and buffers) must be maintained. Dead or dying landscaping materials are extremely detrimental to the aesthetic quality of our community.

FENCING

Fencing may be an integral part of the landscape. Fences, like screens, must be consistent with the Village's overall architectural theme. In many cases, a low wall of natural materials (native rock/manicured shrubbery) can serve as a sufficient boundary.

Where fencing is necessary, it should consist of natural materials such as wood and stone, and should be complemented by natural growth and materials (stones, shrubs) to help "break up" and expansive fence line. Chain link and other unnatural materials are prohibited, unless otherwise approved by ARC.

PLANTS

Landscaping is an integral part of any home site's design.

Refer to the property restrictions for the Village on the New for information regarding tree removal and lot clearing.

Regionally grown and native species of plants are preferred. Plantings should compliment existing site vegetation and should include shade trees, shrub plantings, and evergreens grouped informally to create natural spread patterns.

Care should be taken near street and driveway intersections to utilize low-lying plants, increasing visibility for motorists and pedestrians.

3. BUILDING DESIGN

3.1 EXTERIOR MATERIALS

Materials must be selected for their relevance to the European theme of Village on the New. Use of natural materials such as wood and native stone will preserve the natural mountain setting evident in the community. The sides of each home should complement one another. The number of materials used on exterior façades should be limited.

REQUIRED

- ❖ Broad use of materials native to mountain area
- ❖ Mixing materials related to architectural form

PREFERRED

- ❖ Wood siding (stained, weathered, or painted)
- ❖ Wood shingles/shakes
- ❖ Native stone (stacked stone)
- ❖ Exposed wood structural members
- ❖ Related trim

DISCOURAGED

- ❖ Brick (except for small areas of detail, then brick should be consistent dark color subject to approval of ARC.)
- ❖ Excessive use of glass

PROHIBITED

- ❖ Metal siding
- ❖ Exposed concrete block
- ❖ Vinyl siding
- ❖ Manufactured wood material (plywood, etc.)
- ❖ Artificial brick

3.2 ROOFS

Roofs are extremely significant elements of architecture. Roofs must be consistent with each home's architectural style.

Roof shape, color, and texture must coordinate with the design and composition of each home's exterior elevation. Roofs with multiple planes and dormers add visual interest & break up expansive roof lines.

REQUIRED

- ❖ Roof pitch must be at least 12/12 slope
- ❖ Large eave overhangs (minimum of 1 ft.)
- ❖ Screening of any rooftop, mechanical and electrical equipment from view of surrounding properties.
- ❖ Exposed gutter & downspouts colored to match or accent adjacent roof or wall material.

PREFERRED

- ❖ Gable or hip style roofs
- ❖ Expansive rooflines must have more than one plane and be broken up by dormers.
- ❖ Roof pitches over porches and other peripheral structures must be consistent with the primary structure.
- ❖ Earth tone colors for roof materials.
- ❖ Wood shakes
- ❖ Copper guttering
- ❖ Slate shingles
- ❖ Save material on all principal parts of roof

DISCOURAGED

- ❖ Expansive unbroken sections of roofline
- ❖ Materials inconsistent with home's design

PROHIBITED

- ❖ Low slopes (under 12/21) for main roof
- ❖ Eave overhangs less than 1 ft.
- ❖ Solar panels on street side
- ❖ Brightly colored/unnatural looking roof materials
- ❖ Roll felt roofing
- ❖ Corrugated plastic sheet material
- ❖ Flat roofs
- ❖ Shed roofs
- ❖ Gambrel or barn style roofs
- ❖ More than 1 20' TV satellite dish

3.2 WINDOWS

Windows are extremely instrumental in unifying and completing the façade of a home.

REQUIRED

- ❖ Traditional shapes
- ❖ Forms of residential scale

PREFERRED

- ❖ Multi pane/divided light windows
- ❖ Vertical windows
- ❖ Separation of large windows with columns or structural elements.
- ❖ Windows accentuated by trim work
- ❖ Shutters (when used) measuring full height, being of traditional, horizontal-slat construction.

DISCOURAGED

- ❖ Horizontal windows
- ❖ Large undivided panes of glass

PROHIBITED

- ❖ Floor to ceiling windows greater than one story in height.
- ❖ Glass block visible from street

Garages, storage sheds and other ancillary buildings are significant to the form and function of a home site. All accessory structures must be designed and oriented to be consistent with the principle home.

PREFERRED

- ❖ Designed to respect views from neighboring lots
- ❖ Integrated with the architectural style of the principle structure.

DISCOURAGED

- ❖ Screened enclosures visible from street
- ❖ Carports (only with ARC approval)
- ❖ Accessory building facing the street w/o proper screening or buffering.

PROHIBITED

- ❖ Metal storage sheds
- ❖ Drive up canopies, unless conforming to these guidelines.

3.3 ACCESSORY BUILDINGS

3.4 COLOR

In keeping with the natural setting and common architectural theme or Village on the New, colors must be subdued, neutral, earth tones and must blend with a home's surroundings. Natural stain or paints that reflect the colors of native materials must be dominant on large areas such as building facades.

PREFERRED

- ❖ Subdued, earth tone colors (browns, grays, etc.)
- ❖ Stains reflective of natural materials
- ❖ Compatible colors used on all exterior treatments
- ❖ Limited number of colors used.

PROHIBITED

- ❖ More than three colors (principal building & trim)
- ❖ High gloss finishes
- ❖ Day-glow/fluorescent colors
- ❖ Bright or unnatural colors, including pastels, that do not harmonize with natural materials.
- ❖ Non-earth tone stains



4. PROCEDURAL REQUIREMENTS

4.1 APPLICATION FOR REVIEW

Owners in Village on the New must schedule a review meeting with the ARC prior to any construction work commencing on site.

The ARC shall meet once per month. Application for review is the responsibility of the property owner. Plans must be submitted to the ARC by the 10th of any calendar month in order to gain approval by said month's end. All required materials samples must be submitted along with plans.

(2) Site plans (one to be returned / one to be kept on file w/ARC) with a scale no less than 1" - 20", showing the following is required fro ARC plan approval.

- I. Name, address, and telephone # of property owner, developer, or applicant.
- II. Applicable lot number(s) for proposed construction
- III. Proposed layout of parking and vehicle access points
- IV. Proposed building footprint, showing proper setbacks
- V. Copy of a DENR soil erosion control plan approval letter if disturbed area totals more than one acre.
- VI. Proposed construction schedule
- VII. Scaled building elevations showing exterior on all sides of proposed home (one should be full

color, noting colors and materials proposed for use.)

- VIII. If using paint or stain, a paint chip or sample for color review.

If possible, given that proper information is submitted in a timely fashion, the ARC will approve or reject a proposed design during the first meeting at which plan is discussed. If necessary, however, the committee may reconvene in order to complete a thorough review at a later date, not to exceed 10 working days past date of initial meeting.

For architectural review committee contract information, contact a representative of the Village of the New property owner's association at:

Darrel Hamilton Builders
480 Greenview Dr.
Jefferson, NC 28640
Phone: 336-982-4845
Fax: 336-982-4846
Email: hamiltonbldr@skybest.com