

Table of Contents

Why These Guidelines.....	3
Requirements to Build a New Residence or make Additions/Alterations.....	5
Approval and Building Permit Process.....	6
Building Permit Submittal.....	6
New Residence.....	6
Alteration/Addition to Current Residence.....	7
Provisional Site Development Permit Submittal.....	8
House Teardown Permit Submittal.....	9
Design and Constructions Guidelines.....	9
Pre Construction Requirements.....	9
Signage.....	10
Stake Out.....	10
Building Envelope.....	10
Building Size/Form.....	11
Garages.....	12
Off Street Parking.....	12
Materials/Colors.....	12
Landscape Plans.....	13
Requirements During Construction.....	13
Job Toilet.....	13
Site Dumpster/Material Storage.....	13
Post Construction Requirements.....	14
General Regulations.....	14
Conformance to Guidelines.....	14
Contractor Licenses.....	14
Access to Property.....	14
Appurtenances.....	14
Awnings.....	14
Boats and Campers.....	14

Conduct.....	15
Construction Time Limit.....	15
Curbing.....	15
Damage.....	15
Driveway/Parking/Road Intersect.....	15
Exterior Appearance.....	16
Exterior Lighting.....	16
Fencing.....	16
Landscaping.....	16
Mailboxes.....	16
Modular Housing.....	16
Open Burning.....	17
Pools/Spas/Fountains.....	17
Repairs.....	17
Signage.....	17
Site Grading.....	17
Support Facilities.....	17
Tennis Courts.....	18
Trash Receptacles.....	18
Utilities.....	18
Work Changes.....	18
Work Hours.....	18

High Vista Community Architectural and Construction Guidelines

(Revised February 2017)

HIGH VISTA HOMEOWNER'S ASSOCIATION, INC. PO BOX 98

ARDEN NC 28704

Phone/Fax (828) 890-0031

e-mail: hvhoa@morrisbb.net

website: www.hvhoa.net

TO: HIGH VISTA PROPERTY OWNERS

Attached are the revised Architectural and Construction Guidelines for HIGH VISTA COMMUNITY. The Guidelines apply to lots, new construction, and alterations or additions to existing homes throughout the community.

You are encouraged to read the entire guidelines.

Anyone intending to build a home or make alterations or additions to an existing home or lot in High Vista must first secure a building permit through the Housing Committee (HC) of the High Vista Homeowners Association. No permit is required for repairs to an existing home.

Why These Guidelines?

High Vista is dedicated to preserving a unique and ecologically sensitive community. The architectural design and construction philosophy is that homes should generally be unobtrusive in form and color in order to complement their natural setting. No particular period, styles, foreign or geographic influences or traditional approaches are specifically endorsed or discouraged.

Only one single-family residential dwelling shall be erected on any lot. Residential home sites in the Community are conveyed to individual buyers subject to extensive deed restrictions and architectural covenants designed to establish strict control of land use and ensure that all residences are attractive in appearance and appropriate to the Community. These restrictions and covenants form a basis for the beginning of site development concepts.

The Housing Committee (HC) is granted the power of establishing design guidelines through the Protective Covenants.

These Guidelines encourage construction of excellent architectural design and

character appropriate to the surroundings and to the special conditions of climate and other environmental factors indigenous to High Vista.

The Guidelines are intended to assist High Vista property owners during the design, construction and improvement of their residences. They are intended to protect the property values of all owners throughout the community. The review procedures provide a systematic and uniform review for all construction requiring architectural approval. Members of the HC are available to respond to specific issues and will endeavor to discuss any questions that arise. These Guidelines are amended from time to time as necessary by the HC.

These guidelines are not intended to restrict, penalize or impede construction. However, repeated violation of these guidelines could result in the suspension of the building permit for that residence until the owner has taken corrective action. Additionally, an owner's Contractor who repeatedly violates either the letter or the "spirit" of these guidelines may be required to post a larger surety deposit or, in the extreme, be prohibited from future work in the High Vista Community.

There are four occasions where permits are required.

- 1) Building a new home
- 2) Making alterations or additions to an existing home or lot
- 3) Developing a lot
- 4) Tearing down a house

Security at gate will be checking all incoming traffic related to construction for a valid building permit or extension for entrance to our community.

A building permit for all alterations/additions will require approval of the HC and will be valid for one year. If heavy equipment is involved, a surety deposit is required.

Repainting of any structure or house in the community requires submission of a color sample to the HC for approval if a different color will be used. If a color change is proposed, approval must be obtained from the Housing Committee. No building permit is required for repainting.

All contractors for new construction must have an intermediate or unlimited North Carolina residential contractor's license. All owners must submit copies of

contractor's intermediate or unlimited license and insurance certificate.

Only trees less than a 6" diameter (18.84" in circumference) one foot above ground level, dead or alive, may be cut down without a permit.

See attached fine schedule for violations of various guideline requirements.

What you need to know before you build a new residence or make alterations or additions to an existing residence.

Procedure - A Housing Committee Building Permit must be obtained for building of a new residence and all exterior renovations, alterations, and additions. From date of the building permit one (1) year is granted to complete the project. No site preparation, excavation, changes in grade, or initial construction, erection, alteration or installation of any improvements, including but not limited to, dwellings, outbuildings, roofing, driveways, fences, walls, signs, play and sports structures, mailboxes, post lamps and other such structures, shall be undertaken upon any residential lot, without prior approval from the Housing Committee. Also, the property owner must submit all completed forms, along with the required building permit fee. After the HC reviews and approves the request, the approval letter and permit will be issued. However the planned work may also require County and Town of Mills River permits, which are the resident owner's responsibility to obtain.

APPROVAL AND BUILDING PERMIT PROCESS

This process provides a systematic and uniform review of proposed construction. To best ensure top-quality design and consideration for both property values and the environment, submittals to the HC for residence construction are encouraged to be prepared by an architect registered in the State of North Carolina or a residential designer authorized to do business in North Carolina. All contractors must have an intermediate or unlimited North Carolina residential builder's license.

As stated in Covenant #1 of the High Vista Homeowners' Protective Covenants – *“The Housing Committee, through its review procedures, may disapprove any proposed construction on purely aesthetic grounds, where, in its sole judgment, such action is required to protect the enduring natural beauty and attractiveness and values of this community.”*

Note to Contractor/Builder: No site clearing, material deliveries, or construction may begin without first obtaining approval and a building permit from the HC.

Deliveries of construction equipment and materials will only be allowed when there is a current, valid Homeowners Association (HOA) building permit listed with the guard.

An HVHOA building permit is issued only after all building plans are approved by the HC. Building permit fees are non-transferable. Therefore, the review process must begin early enough to obtain approval that coordinates with the construction schedule. All requirements and procedures required by Henderson or Buncombe County Building Departments and the Town of Mills River must be followed as well.

If a property owner has unusual requirements or concerns regarding the planned residence, a Preliminary Review can be scheduled with the HC. Plans should consist of tentative drawings that reflect the general form, spatial relations and materials and is for guidance only. No approval can be given without full, up-to-date documentation.

A maximum of four three-month extensions may be issued. If all work except interiors is not completed after this 2 year period, a new permit must be obtained. See fee schedule in appendix. If there is a ninety (90) day period of inactivity on the building site, the building permit will be voided and a new permit will need to be issued.

Surety Deposit is submitted before a building permit is issued. The surety deposit covers any damage caused by construction equipment, vehicles and/or culverts and drainages. If no damage occurs, the surety deposit will be returned. If exterior construction and landscaping is not complete within two years of the building permit issue date, the surety deposit is forfeited and a new one must be made at the same time as the fee for the new building permit described above.

The Building Permit Submittal

If you are building a new residence, then your submittal must include the following:

Site Analysis/Site Plan (2 copies) - The plan shall include the foundation plan of the house demonstrating conformity with all required easements and setbacks. Driveways must be located. The plan also shall include drainage, proposed site access and septic area. In addition, the plan shall locate all trees greater than 6" in diameter (18.84" in circumference) , measured one foot from ground level planned for removal beyond the house envelope plus twenty (20) feet out from the

foundation. In addition, those trees to be removed within the septic field and driveway must be marked as well as any additional trees to be removed. The site plan must show property lines, easements, setbacks, contour lines, and other prominent, natural features.

Elevations and Floor Plans (2 copies) - Two (2) sets of floor plans and roof pitch elevations to scale, representing the layout of spaces for all levels of the proposed building. This includes the area of building footprint (all heated and unheated spaces in square feet as well as the area of all decks and porches. Elevation drawings must be delineated - existing and proposed grade levels must be shown. All exterior materials must be labeled. Wood, stucco, stone, brick and/or masonry elements of all exterior walls shall be accurately and fully depicted

Color Samples - Two (2) sets of proposed color samples of all exterior materials including siding, trim, brick, stone, roofing, stucco and lattice shall be submitted. These sample submissions are most important to both the owner and the HC in evaluating the eventual appearance of the house as color chips often vary greatly from actual applications on varying materials. Any exceptional exterior appearance such as mottled finish or exposed substrates must be detailed and clearly identified on elevations and via samples.

Forms and Fees required:

- 1) Completed Building Permit Application
- 2) Construction Application Agreement
- 3) Building Permit Fee
- 4) Surety Deposit

If you are making alterations/additions to your current residence/lot, then your submittal must include the following

Drawings - A set of sufficient plans and elevations shall be submitted to adequately define and explain the improvement(s). Drawings representing the existing structure(s) will also need to be submitted.

Site Plan - A plan with applicable dimensions of the property must be submitted showing the location(s) of the proposed improvements.

Color Samples regarding painting /re-roofing - If a homeowner choses to

repaint the house exterior in a color that is different from the current paint color, approval is required by the Housing Committee. Samples are most important when applying for improvement approval because of the necessity of matching existing materials. The HC will not give final approval of any paint or trim color until a 1-foot square section of each of the colors is painted on the house and reviewed by the HC. Do not proceed with painting the house until you have received final approval on the colors from the HC. In addition, any change to the color of roofing materials will also require approval from the HC.

Forms and Fees to be submitted:

1. Completed Building Permit Application
2. Construction Application Agreement
3. Building Permit Fee
4. Surety Deposit - required if heavy equipment is used

Provisional Site Development

Occasionally Owners may find it advantageous to do some work on a lot before being ready to submit for the building permit for a specific house. These actions are called Provisional Site Development and include work of any kind which changes the existing condition or appearance of a lot such as but not limited to: removal of trees or topsoil, grading, bringing in any materials such as dirt or gravel, installation of silt fences and installation or modifications for site utilities and services. This work does not include surveyor's marks, normal mowing or clean-up or emergency actions.

These types of services require prior approval of the HC and a Provisional Site Development Permit good for 90 days. (See Appendix for sample) A fee is required for this permit and a Surety Deposit will be required. If the work is not completed in 90 days then a new permit fee will be required. If a new permit is not obtained, the surety deposit will be forfeited. Amounts for both are listed on the Fee Schedule in the Appendix. The Permit fee will not be returned. The Surety Deposit is refundable less any damage assessed by the HC to roads or other HV property.

Provisional Site Development Permit Submittal

This submittal must include the following:

- 1) Completed Site Development Permit Application
- 2) Written description of the work including schedule
- 3) Sketches or drawings or photos showing the type of work and location
- 4) Site Development Fee
- 5) Surety Deposit-required if heavy equipment is used

Owners are cautioned that failure to obtain prior written approval and permit for this type of work will face fines and possible other actions by the HC and the HV Board.

House Tear Down Permit Submittal

The following is required prior to tearing down an existing house:

1. Buncombe / Henderson County permit required prior to removing possible hazardous building materials.
2. High Vista Tear Down permit and Surety Deposit.
3. Estimated time to complete project.
4. Written notification to neighboring homes (if applicable) of demolition project.
5. High Vista HC Building Permit Fee if rebuilding new structure.

Note: All building materials/debris must be removed in a timely manner prior to any new construction on lot.

DESIGN AND CONSTRUCTION GUIDELINES

Changes to Original Submission:

All external changes from original submittal must be conveyed and approved by the HC site supervisor. These changes should be submitted in writing (e-mail is acceptable.) Prior to the approval, the site supervisor will notify – via email – these changes to the HC for input. Failure to obtain prior approval will result in a fine and may require removal or redesign.

Pre-Construction Requirements

Signage - During the period of permit-authorized construction, up to 3 commercial signs (total area not exceeding 9 square feet) are allowed. After completion of construction, all commercial signs must be removed. Signs are to be "professional"

in appearance and subject to review by the HVHOA Board, as required. Signs should be placed at the front of the property or house, and no closer than 10 feet from the nearest edge of the road. The top of the sign will be no higher than 4 feet above ground level. Signs are to be supported by metal/wood frames only. No signs will be attached to trees or to road-signs. This includes box with appropriate building permits (County/Town).

Stake Out - The house shall be staked out on the lot with stakes at least two (2) feet tall marking the corners. The lot line nearest the house shall be defined with string. All trees, except those within driveway and building envelope or within twenty feet of house foundation, proposed to be removed, shall be tied about their circumference with ribbon.

No trees including dead trees over 6-inch diameter (18.84 inches in circumference), one foot above ground level may be removed at any time without prior HC approval. Any trees that are proximal to the construction area and could be damaged by construction activity will be protected with fencing or other means as necessary to prevent damage.

If the pre-construction stakeout is not approved, it must be updated reflecting changes, if any, in the location of the house or driveway and any additional trees to be removed. A second on-site review with a HC representative will be required.

A member of the HC will meet on site with property owner or those designated representatives to review stake out prior to start of construction.

Building Envelope: (Covenant # 4) - The buildable area of every lot must be delineated to determine the portion of the lot upon which the house may be constructed. This area is specified by the easements and setbacks as recorded on the subdivision plat or in the legal description of the lot. The setbacks required by the Housing Committee are:

- 1. Front of Residence (adjoining a street) – 40 feet from center of road**
- 2. Side Yard (adjoining a street) - 40 feet from center of road**
- 3. Side Yard - 15 feet from property line**
- 4. Rear Yard (adjoining golf course) – 30 feet**
- 5. Rear Yard (non-golf) – 20 feet**

C-Lots, only

1. Side Yard – 5 feet from property line

2. Front of Residence– 40 feet from center of road

The side or rear yard setback, which is applied to waterfront lots specifically, prohibits construction of any building (including stoops, porches or decks (whether attached or unattached) nearer than 15 feet to the waterside lot line. The waterside lot line means the top of the bank of any stream, pond or lake.

Variances may be permitted by the HC to save prominent trees, to minimize disruption to unusual topographic features, to accommodate an irregularly shaped lot or when the Housing Committee determines, in its sole discretion, that a variance is otherwise appropriate to the site. If foundation is within two (2) feet of setback, then a foundation survey is required when completed.

Building Size/ Form -The Covenants, Contracts of a Sale, recorded plats and/or deed to a lot usually stipulate the minimum square footage that may be contained in a residence built on a lot. Unless the deed or plat states otherwise, the minimum size of homes at High Vista Community is:

Residences - All one story or one and one-half story dwellings to have no fewer than 1,500 square feet of heated floor space on the main level. All two-story homes shall have a minimum of 2,000 square feet of heated floor space, with a minimum of 1,500 square feet on the main level.

Building Heights - Shall be determined by the Housing Committee based upon lot location, tree cover, neighboring homes and other factors affecting the site. Homes shall not exceed two stories in height above the foundation wall without approval from the HC. In addition, while maximum building sizes may not be specifically established in your Deed or recorded Covenants, the HC may, at its discretion, disapprove a submittal that is inappropriate for the site due to size or surrounding area. The eventual building form of every residence should be a carefully planned addition to the natural setting and embrace its site. The roof-scape of each home should complement the design of the home, the natural surroundings and neighboring home designs. The HC will not approve any submittal, which either crowds the site or is out of context with other structures in the area.

Garages - An attached, or basement level two-car garage shall be provided for each dwelling or residence. Garage square footage is not included in minimum square footage requirements as stated in above.

Off-Street Parking - Paved area for at least two vehicles shall be provided on all lots. See Driveway/Parking & Driveway/Road Intersect under General Regulations.

Materials and Colors - All exterior materials and colors should complement the surrounding environment. Color samples shall be submitted to the HC for approval in advance of painting or staining. Non-earth tone colors for any exterior surface are uniformly prohibited.

The HC will not give final approval of any paint or trim color until a 1-foot square paint sample is submitted on the material that will be used on the house. Each color that will be used on the house must be submitted separately. **Do not proceed with painting the house until you have received final approval on the colors from the HC.**

The use of natural woods, stucco and stone is encouraged while the use of imitation or less than highest quality materials is discouraged. The exterior surface of any building shall not be of vinyl siding, asbestos shingle siding, or exposed concrete or cement blocks. The exterior surface of any garage, outbuilding or appurtenant structure shall be aesthetically compatible with, and of material and construction comparable in cost and design to the exterior surface of the dwelling located on the lot. Vinyl, plastic, or metal is permitted for trim only and with the approval of the HC. All wood for exterior handrails, stairs, bands, posts, decking and attached railings and supports must be painted, stained or sealed; painting and staining are the preferred treatments.

Roofing materials shall be wood shakes, wood shingles, fiberglass shingles, slate or standing seam copper accented areas. In the case of fiberglass shingles, these shall be of a "shake" style and have at least a 25-year warranty. Other roofing materials shall be held to a similar standard of quality. Roof vents and accessories should be located away from the front elevation and painted to match the roof color. Sloping roof pitches are required to be a minimum of 8/12 and a maximum of 12/12 for functional and aesthetic reasons unless approved by HC.

Landscape Plans - Landscape plans are required and will be drawn to scale. They must convey a scale representation of all planting material, identified as to installation size and common name. Plans shall also show the location of walks,

retaining walls, fences, pools, decks, patios, and play structures. Adequate screening shall be provided for HVAC units or any above ground equipment. This plan must be approved by HC prior to construction completion. Cutting of the forest understory should be kept to a minimum, leaving the native vegetation for buffering, privacy and site definition. The cutting of the forest canopy is discouraged.

Requirements During Construction

All construction will be under continual observation by the Housing Committee. Members of the Housing Committee will have access to the construction site at any time.

Job Toilet - Each new residence construction site is required to have a job toilet for the use of workers. It must be placed as far from street as possible and must be on owner's property unless approved by the HC.

Site Dumpster/Material Storage - It is imperative that all sites be maintained in a clean and safe condition. All construction materials must be kept within the property lines, maintaining a clear street right-of-way. Access to the site should be limited to the proposed driveway location. Access over/through adjoining properties is expressly forbidden. The storage of materials should be in an inconspicuous area of the site and should be neat and orderly. The use of adjoining properties for access or storage of materials, without the written permission of the adjacent owner, is prohibited. Temporary storage structures, approved by the Housing Committee, may be used to store materials.

Site cleanliness shall at all times be maintained at an acceptable level. Should the HC determine, in its sole discretion, that a site is not being maintained properly, it may issue a Stop Work Order. The Stop Work Order denies access to the High Vista community. The HC may then rectify the unmaintained construction site and deduct all costs from the surety deposit.

A commercial dumpster shall be placed on each job site and shall be dumped when necessary. At the end of each workday, materials must be stored neatly and all trash placed in the dumpster. No trash shall be strewn about the lot or piled openly. No construction or demolition materials or trash of any kind shall be buried or burned on site or within the High Vista community. Care should be taken when loading trucks hauling trash so as not to have it spill over while in transit. Contractors shall be held responsible for trash and debris falling from construction vehicles.

Requirements After Construction

The construction of the residence shall be completed, and the landscaping shall be installed conforming to the plans previously approved by the HC. Any unauthorized changes must be corrected before a Final Inspection will be issued. Also, the HC must receive the completed and signed Final Residence Checklist for Surety Deposit Refund.

GENERAL REGULATIONS

Applies to new and existing residences unless indicated otherwise.

Conformance to Guidelines - The property owner is responsible for adherence to these guidelines.

Contractors' Licenses - All builders of new residences must be licensed by the State of North Carolina. At a minimum, an intermediate or unlimited NC residential builder's license is required.

Access to Property - Access is controlled by High Vista security located at the main gate. All incoming vehicles must stop at the main gate for identification and pass. Construction workers are allowed access to and from the construction site only and are strictly forbidden from riding about the community.

Appurtenances - The proposed building of a deck or bridge into or across any natural or man-made water body or wetland area must receive prior approval from the HC. The construction or installation of game and play structures must be submitted to the HC. The approval of such structures generally depends upon their location, appearance and related landscaping. (See Covenants # 1 and # 16.)

Awnings - No awnings shall be installed on any home, new or existing, without prior Housing Committee approval. Awnings should be retractable and of colors compatible with the home. All awnings must be maintained and are not allowed to become severely faded, torn or generally unsightly.

Boats and Campers - Boats, golf carts, campers, RV's, trailers, motorcycles, bicycles and any other recreational equipment should be stored in a garage or screened. Any vehicles or equipment that cannot be stored in a garage structure or discretely screened as approved by High Vista Community is required to be stored off-site at the owner's expense. No mobile home or structure having the characteristics or appearance of a mobile home shall be located upon any lot.

No trailer, motor home, recreational vehicle or camper shall be used as a residence, either temporarily or permanently.

Conduct - The conduct of all workmen is the responsibility of the General Contractor. Workmen are not allowed to ride about or use community facilities. All construction vehicles must be parked on the construction site. Speeding, loud radios and vehicles as well as behavior that disturb property owners or guests will not be permitted at any time. Any pets brought onto the job site must be leashed or confined. No littering is allowed.

Construction Time Limit -The construction of all new residences must be completed within one year of the date of the start of construction which is the same as the date of the building permit issuance. Any exception requires HC approval. After the first 1-year permit expires, up to four, 3- month building permit extensions may be obtained. After a total of 2 years from original permit date, a new building permit must be obtained. All deposits and fees are forfeited and a new permit fee and surety deposit must be provided.

Curbing- Any curbing on the roadway must be approved by the HV Roads Director.

Damage - Any damage to HOA property or community infrastructure, caused by the construction process shall be repaired or replaced by the owner. The property owner shall be responsible for the Contractor's actions during all construction phases.

Driveway/Parking/Road Intersect - A concrete or asphalt apron must be installed to the edge of any public road and taper to meet driveway surfacing. The apron will be wide enough to allow easy access and egress from the property on to the road. The drive must be at least 10-12 feet wide. Driveways with a downward slope from the house to the street must have installed properly sized surface drains to ensure driveway runoff does not encroach onto the road or to neighboring lots. Off-street resident and guest parking areas for at least two vehicles must be provided in addition to the two car garage. Adequate, approved hard surface parking areas must be accommodated within the property lines, outside the right of way.

Exterior Appearance - As per covenants, every property owner is responsible for preventing the development of any unclean, unsightly, or unkempt conditions of buildings or yards that shall reduce the beauty of the neighborhood as a whole or the specific area. Construction materials must be stored out of view. In formal,

landscaped areas, flower and vegetable beds and lawn areas must be maintained. In natural areas, weed growth must be controlled.

Exterior Lighting - Especially bright lighting is discouraged. When used to illuminate building and drives lights must be positioned so as to not create glare or other safety issues for passing vehicles. It also must be positioned as to not disturb neighbors and to prevent any light spillage onto adjoining property or right of ways.

Fencing - All fencing must comply with Fencing Policy No. 1001 and receive prior written approval from the Housing Committee before the start of construction.

Landscaping - Lawn areas are encouraged, particularly in the front, as they greatly enhance the appearance of the yard and residence. It is critical that the storm drainage system in the immediate area of the site be integrated into the overall landscape design.

Throughout the High Vista Community, many fine native, mature, specimen trees exist. Many are in prominent view from the streets. In order to take a positive step toward the recognition and protection of all trees in High Vista Community, the Housing Committee requires approval as follows: No tree (living or dead), exceeding six (6) inches in diameter (or 18.84 inches in circumference), one foot above ground, nor any native dogwood, mountain laurel, or native rhododendron shall be cut or removed without prior written consent of the Housing Committee.

Mailboxes - Each home is required to have a typical mailbox* or name sign with the appropriate street number depicted. At a minimum a mailbox or its supporting structure will display the home address number(s) in reflective material as recommended by Emergency Services and Sheriffs Departments and installed so that the postal vehicle will remain on the paved road surface.

*Except where cluster-type mailboxes are provided for residents. No personal identification information will be placed on the cluster-type boxes.

Modular Housing - Covenant # 10 prohibits modular homes, etc. However, certain modular construction elements are permitted at High Vista. These are limited to individual pre-built systems not fully assembled homes or sections thereof. Allowable pre-built systems are limited to: exterior walls; interior walls; floor systems; foundations and roofs. On site assembly and overall construction shall be the responsibility of a licensed General Contractor.

Exterior walls can be sheathed and papered with windows and doors set.
Interior walls can be pre-wired, pre-plumbed, pre-insulated and dry-walled.

Floor systems can be delivered with sub-flooring attached.
Foundations can be pre-poured or pre-blocked.

All of the above systems must be assembled on site. This means that the individual sections of each system must be fit and assembled on the job site. A Contractor will be prohibited from delivering or installing completed rooms or sections of a house on the site. Exterior trim must be done on site.

All elements of these Architectural and Construction Guidelines apply. This includes adherence to NC building codes for “stick-framed” residential homes as applied to all trades.

Open Burning -The Board of Directors of High Vista Homeowners Association has established a firm policy of no open burning within High Vista.

Pools / Spas / Fountains - All pool and equipment enclosures must relate architecturally to the home and other structures in their placement, materials and detailing. No permanent, above ground pools or inflatable bubble covers will be allowed. Government regulations must be met regarding any health or safety requirements.

Repairs: No permits are required to repair damage or general upkeep to existing structures. However, if changes are made to prior roof and/or exterior colors and materials, these changes must be approved by the HC. General upkeep of existing homes include but is not limited to repainting, roof replacement, fences, retaining walls, driveways, water drains, light fixtures, etc.

Signage - No signs are allowed for alterations or additions to existing residences.

Site Grading – Any dirt piled against trees must be removed within 30 days to prevent tree damage.

Support Facilities - Circulation patterns should be taken into consideration when designing to avoid conflicts between visitor parking and service areas. Every home is required to have an enclosed service area suitable for garbage, bicycles, etc. Electric meters and air-conditioning units must also be screened from view. Media and communication antennas and satellite dishes are not permitted on the frontal views of houses. Satellite dishes greater than 2 feet in diameter are not permitted.

Clotheslines are not permissible. Propane tanks, 500 gallons or larger, must be buried. Smaller, above-ground tanks must be suitably screened from view, per covenants.

Tennis Court - Tennis facilities are available through the Property Owners' Association. Individual courts are discouraged. Any permit by the HC will be approached on a case-by-case basis, and extensive screening will be required.

Trash Receptacles - Animal-proof trash receptacles are mandatory. Trash receptacles should be screened by planting, berming, or a fencing element. Fences must be an integral part of the architecture or a freestanding compatible element. The type of trash receptacle required will be determined by the service provided to High Vista Community. No exception will be permitted.

Utilities - Temporary utilities should be installed in a neat manner. The temporary power pole must be installed plumb and will not be used for the placement of signs. A temporary water hookup may be provided.

Work Changes- Contractors must have the Owner or Architect/Designer submit all proposals for exterior changes to the HC for approval prior to implementation.

Work Hours - The hours allowed for construction personnel to be working on site will be from 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No exterior residential construction work will be performed on Sundays or the following national holidays: New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas