

# HARBORGATE PROPERTY OWNERS ASSOCIATION ARCHITECTURAL REVIEW REQUIREMENTS

Rev 5/20/2009

## INTRODUCTION

The Architectural Control Committee (ACC) has certain requirements that property owners, architects, and contractors must follow when planning or renovating a residence in the Harborsgate Community at High Rock Lake. The ACC's purpose is to promote a diversity of architectural designs while simultaneously assuring compatibility with the existing architectural direction within the community. **Adhering to these review requirements will not only protect, but will enhance the value of your property.**

## REVIEW PROCESS

The restrictive covenants of the Harborsgate Subdivision require property owners to submit plans and specifications to the ACC showing the nature, kind, shape, height, materials, color, and location of any building, fence, wall, or other structure to be built or altered within the subdivision for the ACC's written approval prior to the commencement of any work on the property. To facilitate this requirement, property owners must submit their plans along with a completed copy of the attached Construction Approval Checklist to a member of the ACC or the Association's Board of Directors. In addition, there is a "Plan Review Fee" of \$500.00 and a "Property and Road Damage Bond" of \$4000.00 on new home constructions. A single check should be made payable to the Harborsgate Property Owners Association and must accompany the plans and checklist for any construction project that requires a Davidson County building permit.

The property owner is responsible for the full costs of repairing all property damage resulting from the construction process. This includes all private property and community common areas adjoining and in the vicinity of the construction site. The area must be returned to the same or better condition than when construction began. Once construction has discontinued with full completion of the project, including driveway paving and landscaping and no condition that will need immediate repair at the owners' expense exists, the amount of \$2000.00 will be returned and the balance of \$2000.00 will be put into HPOA escrow account for future road repairs and upgrades. Harborsgate property owners who have purchased a Deed vacant property before this date of May 20, 2009 will fall under the old Guidelines for the Road Bond and shall not be held to this new combined assessment of the Road and Property Bond. However, from this date forward if the property is resold or deeded to any other owner, this combined Road and Property Bond of \$4000 shall be applied. The Review Fee will be the new rate of \$500.

To ensure compliance with the covenants' 30 day approval response criteria, the receiving member of the ACC or the Association's Board of Directors will date and sign the Construction Approval Checklist. Notification of approval (or disapproval), along with any agreed to changes will be furnished to the property owner via a signed and dated copy of the submitted Construction Approval Checklist.

### **Note:**

**The ACC's approval does not in any way alleviate the property owner and/or builder from obtaining all necessary government permits and required insurance; nor does it certify as to the compliance of the reviewed plans with respect to all applicable building codes or good engineering practices.**

Careful attention to these requirements will help expedite the review process and assure the property owner of approved plans. Please note that no construction or ground clearing is to commence until the ACC has approved the plans and notice has been given.

# HARBORGATE PROPERTY OWNERS ASSOCIATION

## ARCHITECTURAL EXPECTATIONS

### MINIMUM BUILDING STANDARDS

1. Minimum dwelling footprint area of 1600 square feet excluding basements, garages, terraces, decks, open porches, etc.
2. Housing Styles
  - a) The following housing styles are unacceptable:
    - i) "A Frame" style homes
    - ii) Adobe
    - iii) Octagonal
    - iv) Flat Roof Structures
    - v) Trailers/Mobile Homes
  - b) Designs that are architecturally interesting, promote diversity and blend with their natural surroundings are strongly encouraged
3. Foundations and Exterior Walls
  - a) Must be brick, stone, stucco or other commercially available siding materials
  - b) Exposed concrete block is unacceptable
  - c) Crawl spaces or basements are encouraged
  - d) Houses completely sided with vinyl or aluminum are unacceptable
4. Roofs
  - a) Pitches less than 6/12 are discouraged
  - b) The following materials are unacceptable if exposed
    - i) Aluminum panels/sheeting
    - ii) Fiberglass panels/sheeting
    - iii) Steel
    - iv) Tar paper
    - v) Tin

*Note – Coated metal roofs may be acceptable*
5. Decks and Porches
  - a) Should be compatible with the architecture of the primary structure
  - b) Should be underpinned with lattice or other concealment materials, such as landscaping, if not accessible as habitable space
6. Garages and Driveways
  - a) Garages are required and must have overhead garage doors.
  - b) Should be consistent with the architecture of the primary structure
  - c) Side entrance garages are preferred if compatible with the size, topography and septic system limitations of the lot.
  - d) Carports are not allowed.
  - e) Driveways must be hard-surface and constructed of asphalt, concrete, or brick material.

## **HARBORGATE PROPERTY OWNERS ASSOCIATION ARCHITECTURAL EXPECTATIONS**

### 7. Retaining Walls and Fencing

- a) Should be of materials architecturally compatible with any adjacent structures and landscaping. Standard concrete block is unacceptable, although concrete architectural walls may be allowed
- b) Should be landscaped to blend with the surrounding areas
- c) Fencing around homes is strongly discouraged.

### 8. Exterior Colors

- a) Should blend with the structure's architecture and the natural surroundings
- b) Should adequately cover (primers are unacceptable as final finishes) the finished surface

### 9. Mechanical/trash pads should be screened with lattice or landscaping

### 10. Landscaping

- a) Is strongly encouraged and should enhance the natural surroundings of the environment
- b) Removal of existing trees and shrubbery should be minimized

### 11. Miscellaneous

- a) Gazebos and trellises should be architecturally compatible with their surroundings and adjacent structures
- b) Although satellite dishes are not allowed by the restrictive covenants, dishes twenty-four inches or smaller in diameter that are located and/or landscaped to minimize their visibility are generally acceptable as long as they are not in, or adjacent to, a front yard.
- c) Dog pens are strongly discouraged; but may be acceptable if architecturally compatible with its surroundings and adjacent structures; and can only be recognized for what it is when viewed from within
- d) All outdoor structures over 3' in height must be placed inside the same front, side, and back yard setbacks designated for home construction

**HARBORGATE PROPERTY OWNERS ASSOCIATION  
ARCHITECTURAL EXPECTATIONS**

**CONSTRUCTION APPROVAL CHECKLIST**

Plans Received By ACC \_\_\_\_\_  
Date \_\_\_\_\_ Member's Signature \_\_\_\_\_

**I Owner Data**

Owner's Name: \_\_\_\_\_  
Lot Number: \_\_\_\_\_  
Lot 911 Address: \_\_\_\_\_  
Current Address \_\_\_\_\_  
Home Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Builder: \_\_\_\_\_  
Builder's Address: \_\_\_\_\_  
Builder's Phone: \_\_\_\_\_  
Date: \_\_\_\_\_

**II. Drawing Checklist**

**A. \_ Site Plan**

1. \_ North Arrow
2. \_ Scale
3. \_ Property Lines
4. \_ Lot Numbers of Adjacent Lots (if any)
5. \_ Setbacks
6. \_ Structures w/locating Dimensions
7. \_ Retaining Walls
8. \_ Driveway(s)
9. \_ Walk(s)
10. \_ Fencing
11. \_ Contour Lines

**B. \_ Architectural Plan**

1. \_ Floor Plans of each Level with Dwelling Area Square Footage
2. \_ Building Elevations of All Sides Indicating Materials, Door and Window Locations, and Roof Pitch(s)

**C. \_ Landscape Plan (optional)**

**HARBORGATE PROPERTY OWNERS ASSOCIATION  
ARCHITECTURAL EXPECTATIONS**

III. Materials Checklist (exterior)

- A. Brick (color) \_\_\_\_\_
- B. Stone (color) \_\_\_\_\_
- C. Siding (material, color) \_\_\_\_\_
- D. Trim and Fascia (color) \_\_\_\_\_
- E. Windows (color) \_\_\_\_\_
- F. Doors (color) \_\_\_\_\_
- G. Shutters (color) \_\_\_\_\_
- H. Driveway (material, color) \_\_\_\_\_
- I. Walks (material, color) \_\_\_\_\_
- J. Roofing (material, color) \_\_\_\_\_
- K Deck(s) (material, color) \_\_\_\_\_
- L Railings(s) (material, color) \_\_\_\_\_

IV Owner's Comments

I have reviewed and approved the submitted documents being presented to the Architectural Control Committee.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

V Architectural Control Committee Comments

The plans in accordance with this checklist, the presented documents and the exceptions/changes noted above under Architectural Control Committee Comments are hereby approved/rejected by the Architectural Control Committee.

\_\_\_\_\_  
Signature of ACC Member

\_\_\_\_\_  
Date