

HARBORGATE PROPERTY OWNERS ASSOCIATION ARCHITECTURAL GUIDELINES

INTRODUCTION

The Architectural Control Committee (ACC) has developed guidelines to provide direction to property owners, architects, and contractors 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 guidelines 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 should 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, A "Plan Review Fee" of \$250.00, plus a "Property Damage Bond" of \$1000.00 (check made payable to the Harborsgate Property Owners Association), must accompany the plans and checklist for any construction project that requires a Davidson County building permit. The \$1000.00 "Property Damage Bond" will be returned to the property owner upon full completion of the project including driveway paving, and landscaping; so long as all private property and community common areas adjoining and across from the construction site are maintained throughout the construction process in the same condition as when construction began. The property owner is responsible for the full costs of repairing all property damage resulting from the construction process.

To ensure compliance with the covenants' 30 day approval response criteria, the receiving member 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.

Careful attention to the guidelines contained herein will help expedite the review process and assure the property owner of approved plans.

It must be noted that 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.

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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 strongly discouraged
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

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6. Garages and Driveways
 - a) Side entrance garages are preferred if compatible with the size, topography and septic system limitations of the lot.
 - b) Should be consistent with the architecture of the primary structure
 - c) Garage doors are required
 - d) Carports are strongly discouraged
 - e) Driveways must be hard-surface and constructed of asphalt, concrete, or brick material

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

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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)

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- 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