

Beaufort Pointe Owner's Association

Fact Sheet, November 2022

Summary of Covenants

1. No more than one single family dwelling per lot. There is minimum square footage requirement of 1400 square feet for houses built outside the gate (Phase 1 Lots 1-11 and 39-55). All other houses must have a minimum of 1800 square feet. (There is an exception to the single family dwelling requirement for Lots 14 & 15, which can have guest houses.)
2. Once construction begins, it must be completed within 15 months.
3. One outbuilding is permitted on each lot. It must be built in conformance with the main residence and must be approved in advance by the Architectural Review Committee.
4. A reasonable amount of propane gas and other fluid may be stored in each Unit for emergency purposes and the operation of gas cooking grills, lawn mowers, and the like; otherwise all fuel tanks must be buried underground.
5. No singlewide trailers, doublewide trailers, or modular homes will be permitted on any lot.
6. Modification of the exterior of structures and modifications to the interior of screened porches, patios, and similar portions of a lot visible from other lots are subject to approval in advance by the Architectural Review Committee. Advance approval is also required for improvements and the placement of any object on the exterior of the lot or house, including but not limited to playground equipment, basketball goals, clotheslines, antennae, pools, piers, docks, boat lifts, and boat houses.
7. Owners should refer to the Covenants for each lot's allocated built upon area.
8. All lots must be developed in accordance with the Beaufort Pointe storm water permit and all local, state, and federal regulations.
9. This document does not replace the Beaufort Pointe Subdivision recorded covenants.

Before building, the following items must be submitted to the Architectural Review Committee for its approval:

1. *Materials List including product manufacturer and series (see Architectural Review Committee guidelines for details)*
2. *Electronic copy (pdf) of Plot Plan (including house, porch, deck, driveway, sidewalk, HVAC unit, pier, dock, boat lift, boat house, fence, wall, irrigation system, and any other attached or detached structures as well as impervious area calculations)*
3. *Electronic copy (pdf) of house plans to scale, minimum sheet size 18"x24" (Arch C), including exterior elevations and floor plans.*

-Landscaping plans must be submitted for approval before any landscaping begins.

-Please note that all set-back requirements will be strictly enforced.

-All requests and items submitted for ARC approval should be sent to:

*eharrington2013@gmail.com
or submitted thru the website:
<https://bponthepamlico.com/arc-request>*

Beaufort Pointe Owners Association dues are currently \$550 per year. The Owners' Association meets annually. An elected board of directors is responsible for administration of the Association. More information is available at <http://bponthepamlico.com/>. Beaufort Pointe is a gated community.

Front Gate: Owners are responsible for purchasing gate openers. Options include: **Chamberlain Tri Code Remote model TC1 gate openers** (available at Amazon or Custom Door & Gate in Greenville, phone: 252.752-3574); **3089 Multi Code mcs308911 gate openers** (available at <https://www.gatehousesupplies.com>); **Multi Code by Linear model 4120** (available at [Amazon](https://www.amazon.com)).

The following vendors are used by BP owners or are known to provide service in the area. This information is provided for informational purposes only; no endorsement is made or liability assumed.

Service	Vendor	Contact Information
Contractors	E&S Home Construction	252.714.8672
	Frank McLawhorn Construction	252.714.7969
Electricity	Duke Energy Progress	800.452.2777
Lawn Service	Lawn Enforcement Services	252.531.0361
	Mark Hamill Lawn Treatments	252.258.4800
	TruGreen	800.464.0171
	Zander Landscaping	252.531.2399
Propane	Suburban Propane	252.946.2963
	Swain Gas	252.946.5178
	Mallard Oil - Ayden	252.746.4400
Security	ADT	800.200.7049
	Pair Electronics	252.439.5295
Phone / Internet	Century Link	252.321.2789
	Optimum	866.347.4784
Television	Direct TV	800.734.6199
	Dish Network	855.582.6202
Trash	David's Trash Service	252.923.2742
	GFL	252.752.1997
Water / Sewer	City of Washington	252.975.9300
Pier / Bulkhead	Hopkins Marine	252.964.2426
	TJ's Marine	252.943.6677