

CROSS CREEK ARCHITECTURAL GUIDELINES- REVISED 05/01/2008
Consolidated and abridged. For the unabridged text please refer to RESTRICTIVE COVENANTS OF CROSS CREEK SUBDIVISION

Please check off all the applicable statements, attach appropriate supporting documents, sign & date.

MAIN DWELLING:

- Residential use only
- One detached single family
- Heated living area not less than 1350 sq. ft.
- Front porch not less than 60 sq. ft.
- Rear or side porch not less than 25 sq. ft. unless rear or side door opens into a garage or covered carport
- The siding is either vinyl or cedar, or such other siding as is approved by the committee
- Exposed exterior walls composed of the following materials are PROHIBITED:
 - Concrete block
 - Imitation asphalt siding
 - Imitation asphalt stone siding
 - Tar paper
- Footprint of 2 story or higher homes must be 1050 sq. ft. of enclosed heated living space; all upper windows must have window treatments
- Roof pitch is a minimum of "48 inch roof rafters" or 4/12
- All service utilities, fuel tanks, wood piles, animal fodder, animal wastes, trash and garbage accumulations are to be enclosed within a fence, wall, or plant screen so as to preclude the same from causing an unsightly view from any street or any residence within the subdivision
- A concrete or brick sidewalk must extend from the front porch to the driveway
- Any dwelling which is not built on a slab on grade must have a finished brick foundation/curtain wall built from ground level to the underside of the building
- Any dwelling which is built on a slab on grade must have a minimum of 6 inches of opening between the siding and the ground level
- Wherever possible and as limited by the septic system, all water wells are to be located in the rear of the property, and all well heads must be covered by a well house/fake rock or located within an out building
- Manufactured homes must meet the following criteria: The ground floor has a minimum of 1350 sq. ft. of enclosed heated living space

SETBACKS (must comply with Pender County requirements):

- Front- 40 ft.
- Rear- 30 ft.
- Side- 20 ft.
- In addition to the easements that are shown on the recorded plats of Cross Creek Subdivision, easements ten (10) feet in width along the lot lines of all lots are reserved by Declarant, its successors and assigns, for installation, repair, replacement and maintenance of utilities, including the right to keep said easements free and clear of all obstructions. An easement of twenty (20) feet is reserved for such purposes along the rear lines of all lots that do not adjoin other lots or properties within Cross Creek Subdivision.

- Swimming pools must be located at least 20 ft. from the rear or side lot line, and must be behind the main dwelling
- The committee shall have the right to approve deviations from each of these setback requirements upon application of an individual lot owner if, for reasons of topography or well or septic approvals, strict compliance creates a hardship if such approval does not violate the Pender County Zoning Ordinance, Subdivision Ordinance, or the Planning Board's approval. If required by Pender County, each plot plan must receive zoning approval prior to the commencement of any construction.
- Off street parking must be provided for at least 2 passenger cars, and driveways thereto must be constructed of concrete, aggregate concrete, brick, asphalt or Type 78M gravel
- No night lights of a wattage greater than one hundred (100) watts and located on poles not to exceed six (6) feet in height shall be permitted. All light bulbs or other lights installed in any fixture located on the exterior of any building shall be of a wattage not more than one hundred (100) watts, including clear, white or yellow insect type bulbs; however this exterior bulb limitation shall not apply to Christmas decoration during the period December 1 through January 15.
- The total built upon area for each lot which may lie in an area of environmental concern, inclusive of rights of ways, structures, pavement, walkways, or patios of brick, stone or slate, not including wood decking or walkways, shall not exceed twenty-four (24%) percent of the total area of said lot. Further, in order to protect adjoining watercourses from harmful nitrogen, loading and herbicide runoff, those lots bordering watercourses shall maintain a buffer satisfactory to the Committee along said creek of an area not less than thirty (30) feet. This buffer shall be maintained in a natural state except for certain alterations and improvements that are approved by the Committee for the purposes of improving the view of such watercourses. However, in no event shall any impervious coverage, inclusive of right of ways, structures, including wood decking or walkways, be erected within this thirty (30) foot buffer area, except as approved by the Committee and the regulating governmental authorities.
- Each owner, by acceptance of a deed for a lot, the Cross Creek Homeowners Association, Inc. and Declarant agree that the total built upon area for each lot (including that portion of the right of way between the edge of the pavement and the front of the line, and all structures, including asphalt, gravel, concrete, brick, stone, slate or similar materials not including wood decking or the water surface of swimming pools shall not exceed twenty-four (24%) percent of the total square footage of a lot..

ADDITIONAL RESTRICTIONS FOR HOMES CONSTRUCTED IN SECTION 4 (LOTS 103-241) & SECTION 5 (CAMBRIDGE AT CROSSCREEK LOTS 1-30):

- Must be constructed on a crawl space foundation with brick or stone facing covering the concrete block foundation
- Must have architectural shingles or approved metal roofing

2-story homes that have less than 1350 sq. ft. of heated floor space on the first floor will be subject to the following additional guidelines:

- Must be at least 50 ft. in length across the front (including garage and porch)
- A two car garage must be attached to the home

Each owner of Section 4 lots, which lots may lie in an area of environmental concern, by acceptance of a deed for a lot, agrees that the total built upon area for each lot, inclusive of right of ways, structures, pavement, walkways, or patios of concrete, brick, stone or slate, not including wood decking or walkways:

- Shall not exceed 6,943 square feet or twenty-four (24%) percent of the total area of said lot, whichever is less.
- Further, in order to protect adjoining watercourses from harmful nitrogen, loading and herbicide runoff, those lots bordering watercourses shall maintain a buffer satisfactory to the committee along said creek of an area not less than thirty (30) feet. This buffer shall be maintained in a natural state except for certain alterations and improvements that are approved by the Committee for purposes of improving the view of such watercourses. However, in no event shall any impervious coverage, inclusive of right of ways, structures, including wood decking or walkways, be erected within this thirty (30) foot buffer area, except as approved by the Committee and the regulating governmental authorities. Each lot will maintain a thirty (30) foot wide vegetative buffer between all impervious areas and surface waters.
- All roof drains shall terminate at least thirty (30) feet from the mean high water mark of surface waters.

OUTBUILDINGS- ALL REQUISITE PENDER COUNTY PERMITS MUST BE PROVIDED

Must conform to the architectural style of the main dwelling as follows:

- All roofing material must be of the same material and color as that of the main dwelling
- All siding materials must be of the same material, style, and color as that of the main dwelling
- Any outbuilding not built on a slab on grade must have a finished brick foundation/curtain wall built from ground level to the underside of the building that is of the same material, style, and color as that of the main dwelling
- Small, portable plastic or resin storage sheds may be permitted provided they are not greater than 10'x12' x7.5' tall and are inconspicuously placed behind the main dwelling or garage, or otherwise out of sight from the road in front of the property

SETBACKS (must comply with Pender County requirements):

- Outbuildings GREATER than 600 sq. ft. at ground level- minimum of 20 ft. from rear and side property lines and 10 ft. from any other building
- Outbuildings LESS than 600 sq. ft. at ground level- controlled by the committee
- In addition to the easements that are shown on the recorded plats of Cross Creek Subdivision, easements ten (10) feet in width along the lot lines of all lots are reserved for installation, repair, replacement and maintenance of utilities. Said easements must be kept free and clear of all obstructions. An easement of twenty (20) feet is reserved for such purposes along the rear lines of all lots that do not adjoin other lots or properties within Cross Creek Subdivision.

FENCES

- May not be closer to the front of the property than the rear of the main dwelling
- May not be higher than 6 feet
- Any fence installed on an adjacent property line must have written approval of the adjacent property owner unless it is installed at least 3 feet from the adjacent property line
- If a fence is installed on a lot which permits horses, the fence must be of sufficient strength and height to retain the horse and must be installed no closer than three (3) feet to an adjacent property line which does not permit horses. Any lot owner who elects to have a horse shall be responsible for the installation and maintenance of a gate in the fence immediately to the rear of the lot.

LANDSCAPING

- Must have at least 4000 sq. ft. of grass sod
- At least 3000 sq. ft. of grass sod must be in the front of the dwelling
- Sod must be either Centipede, Bermuda, or other type approved by the committee
- Additional open ground may be seeded with perennial grass
- There must be at least 30 ornamental shrubs planted adjacent to the main dwelling
- No trees other than pine trees in excess of 6 inches diameter at ground level may be removed without approval (except within the building site or 12 feet from the main dwelling)
- No pine trees that are 20 ft. or more from the main dwelling may be removed without approval

My signature indicates that I understand and will comply with all of the applicable statements that I checked above.

_____ Date _____
SIGNATURE _____
_____ LOT # _____ ADDRESS _____
PRINT NAME

OFFICE USE:	
DATE SUBMITTED _____	DATE REVIEWED _____
DATE APPROVED _____	
APPROVED BY: _____	
_____ / _____	
Comments _____	
CROSS CREEK ARCHITECTURAL COMMITTEE	