

STONE'S LAKE DESIGN GUIDELINES

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STONE'S LAKE DESIGN GUIDELINES

A VISION OF STONE'S LAKE

The guidelines set forth in this document together with the Stone's Lake Declaration of Restrictive and Protective Covenants represent a vision for a community of homes compatible to the natural environment. The architecture will communicate its unique approach to natural surroundings with deliberate choices in the building site, materials and the imaginative incorporation of appropriate design features.

Acceptable forms of architecture include Adirondack, craftsman and similar styles. Please see the final section of this document, which depicts images of appropriate and inappropriate architectural designs.

The building(s) should be designed with natural materials, emphasis on simple rooflines, appropriately scaled forms on the building mass and a natural color palette.

With these guidelines and the Stone's Lake Declaration of Restrictive and Protective Covenants, our objective is to provide a framework of details and characteristics from which architects can draw on in the design of these homes. The Stone's Lake Architectural Control Committee (ACC) and/or the Board of Directors of Stone's Lake will enforce these guidelines and the Stone's Lake Restrictions and Covenants. This group will review each stage of the design process, beginning with schematic design and ending with a final approval of the completed building(s), driveway, septic and well location, and any other structure or improvement constructed on any lot. A set of construction documents, site plan, and any additional changes to the plan will be reviewed, and when appropriate, approved by the ACC or the Board of Directors. With the homeowner, architect, and the ACC working together, the result should be a community that contributes to the beauty of its surrounding landscape.

This is a supplemental document to the Declaration of Restrictive and Protective Covenants for Stone's Lake. Owners must abide by both documents when designing and constructing a home in Stone's Lake.

In the event of interpretive differences of any part of this document, the interpretation and decision of the ACC, in any such matter shall prevail.

All legal expense incurred by the Stone's Lake Property Owners Association ("The POA") defending any decision of the ACC which decision is later positively affirmed shall be reimbursed to The POA by the Lot owner whose actions forced The POA to incur such legal expense.

SITE PLANNING

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At Stone's Lake there is a strong desire to retain the natural beauty of the site by making modest and restrained building moves. It is important that buildings be placed in a way that minimizes their presence from the street and from surrounding properties. The building(s) should be designed to fit the site conditions rather than making massive changes to the site to fit the design of the building. This is especially important on ridge lots where houses may be viewed from below. Houses should be designed so that they are well rooted and anchored onto their site.

1. Each site plan is subject to the discretion of the ACC on an individual basis with concerns of the homeowner, the community and natural surroundings in mind.
2. Each lot within Stone's Lake is unique, therefore permitted distances for clear-cutting will vary greatly depending on lot size, topography, proximity of building site to neighboring properties and any other factor deemed important by the ACC. All clear cutting must be approved by the ACC in advance of removal.
3. Clear-cutting for the footprint of the main house structure plus a radius not to exceed 100 feet on all sides is permitted provided the site is naturally suited for such clear-cutting and the ACC approves such clear-cutting in advance. Removal of any tree or shrub in excess of a 6-inch diameter at breast height must be clearly marked for identification and approved by the ACC in advance of any such activity.
4. Owners must provide a clear site plan showing the entire lot on a Transylvania Recorded Plat or Survey depicting the house location and any other structures or planned improvements, Driveway, Septic Drain Field, Well Locations, and Silt Fence Location. Site plans should be designed with the intention to disturb as little of the property as possible. Driveways should follow the natural topography, be constructed in such a manner that a direct sight line along the driveway does not place any building in clear view from the roadway. Each lot may have only one location for ingress or egress from the roadway. Where an existing Lot is divided by a roadway or some natural division such as a stream or creek bed then a separate location for ingress and egress for the purpose of building an ancillary structure may be permitted with the specific approval of the ACC. Should owners wish to change any current driveway access point to a different location, then 50 feet from the roadway of the existing driveway location must be replanted to return that location to its natural vegetative state. Large formal auto courts are prohibited.
5. Propane tanks with a capacity greater than 75 pounds must be buried.
6. Vegetative buffers of 35 feet or more are required where possible for all front, side, and rear setbacks.
7. No clearing of lot may take place until the ACC has approved the owner's final site plan & Architectural Design plan. Owners should not seek approval for clearing of their lot unless they anticipate construction of their main house will begin in the following 12 months.

BUILDING SIZE

In order to maintain the harmony of Stone's Lake it is important that building size be ordered and restrained. Specific site conditions also must be used to determine the appropriate mass for each structure. Massing will be evaluated on an individual basis with consideration for order, balance and restraint.

1. Buildings should not overwhelm their lot. Appropriate setbacks and landscaped buffer distances will be determined in conjunction with the ACC. Vegetative buffers of 35 feet or more are required where possible for all front, rear and side setbacks.

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2. The main house cannot exceed 8,000 square feet in heated and conditioned space.
3. Buildings may have detached accessory buildings such as a garage, guest house, or storage building provided they are of equal quality to the main house and that there is adequate space on the lot. Final site plans should depict the exact location of all building structures and must be approved by the ACC. Breezeways between buildings are encouraged.
4. An attached garage or carport is defined as a garage or carport sharing a wall with the main house or connected to the main house by a breezeway and meeting the following conditions: (a) The garage or carport must have a paved floor (no dirt or gravel floors) and (b) the breezeway must be roofed, cannot extend more than 40 feet from the main house with a walkway constructed of materials such as wood decking, concrete, or stone (no gravel, stone or dirt walkways and (c) the garage or carport and breezeway must be constructed of a similar quality of materials and style as the main house.

EXTERIOR MATERIALS AND COLORS

All materials and colors are subject to approval by the ACC. The owner/builder must submit a material and color board that depicts all exterior materials and the colors of each of those materials. Material Boards may be submitted physically or digitally.

EXTERIOR WALLS:

1. **APPROVED MATERIALS:** Natural cedar wood shingles/shakes, bark shingles, Hardie Plank, Hardie Board, LP Smartside, natural stone (no flat veneer) and cultured stone with prior approval.
2. **UNAPPROVED MATERIALS:** Plywood, plastic, vinyl, metal/aluminum, T-111 siding, flat veneer stone.
3. **APPROVED STYLE:**
 - Board and Batten--true board and batten is encouraged however cedar plywood is the only acceptable plywood (but must be approved in advance by the ACC), V-groove tongue and groove is acceptable.
 - Horizontal Lap
 - Feather-Edge Siding
4. **APPROVED COLORS:**
 - a. The exterior color of the buildings, including stain, paint and stone should be all natural finishes. Natural, subdued, non-obtrusive earth tones are acceptable.
 - b. Color may be used on windows, doors, casings, and small accents subject to approval by the ACC.

MATERIALS FOR ADDITIONAL ELEMENTS:

1. **TRIM:**
 - Cedar or Fir preferred.
 - Trim may be painted or stained.
 - No Clad trim.
2. **SHUTTERS:**
 - Operable shutters are strongly encouraged.
 - Stationary shutters are permitted, provided they fit the window exactly.
 - Shutters may be painted.
- **CHIMNEYS:**

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- Must be stone or approved limited stucco with approved color.

3. FOUNDATIONS:

1. Stone in front of house is preferred.
2. Traditional stucco foundations are allowed.

ROOFS, CORNICES & ROOF/WALL JUNCTURES

ROOFS:

1. Flat roofs are discouraged (except for terraces).
2. Roofs should be gabled. No hip roofs except for small porches.
3. No mansard roofs.
4. No turrets or cupolas.
5. Overhangs must be a minimum of 16 inches. Wide overhangs (up to 30 inches) are encouraged. Exposed roof rafters are encouraged.
6. Slate, cedar shingles or shakes, pine shingles or shakes, 40-year architectural asphalt shingles, and painted metal are acceptable roofing materials. Color must be approved by the ACC.
7. No tile or concrete roofs.
8. Half round gutters and round downspouts are preferred. Square downspouts are allowed. Gutters are not required.
9. All flashing must be copper or pre-finished aluminum.
10. All roof accessories, vent stacks, and roof vents must be located away from the front elevation and painted to match roof color. Wood shingle roofs shall have flat black accessories.
11. Roofs should be simple in form.
12. All gabled roofs should have a slope of no less than 6:12 and no more than 12:12. Exceptions: porches and sheds may have a minimum of 4:12 provided they maintain the overall character of the house.
13. Shed roofs are permitted over small porches.

CORNICES and ROOF/WALL JUNCTURES:

1. Exposed rafter tails are encouraged. Knee braces and brackets are appropriate to this style. Rough sawn timbers are preferred.
2. Trellises and gazebos are encouraged as long as the design and materials reflect the style of the house.

WINDOWS, DORMERS & DOORS

WINDOWS:

1. Windows must be wood, metal or fiberglass with clad exterior sashes. No clad trim.
2. Window glass must be plain, no color (no stained glass).
3. No Palladian (semi circle), or triangular windows are allowed.
4. Dormers are encouraged however they must be traditionally scaled and detailed.

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5. Windows can be double hung, casement, or awning and must be traditional in style, size and proportion.
6. Large view windows should be composed of traditionally sized and scaled windows so as to maintain the scale and detail of the house.
7. If the design is appropriate for the use of shutters, they must match the window style, and size exactly when closed.
8. No extravagant casing around windows or dormers. All trim should be simple and appropriated to the house.

DOORS AND ENTRYWAYS:

1. True divided lights are encouraged in doors with glazing.
2. Sliding glass doors are discouraged.
3. Doors should be scaled approximately to the size and style of the house.
4. Hardware should be appropriate to size and style of the door. Acceptable finishes include black iron, bronze, or other natural finish metals. No protected bright brass.
5. No arched transoms. Transom lights must be equal height to door lights.
6. Storm doors are discouraged.
7. Screen doors must be wood and compliment the design of the house.

CHIMNEYS

Chimneys must be made of suitable material and properly proportioned. The form of the chimney top is also important, including the choice of chimney pot or cap, which suits the style of the house.

1. Stone and limited stucco are preferred materials for chimneys. Cultured stone is discouraged.
2. Chimneys may be tapered straight or corbelled.
3. Chimney tops should be simple in form, void of accessory with the exception of clay chimney pots.

PORCH COLUMNS & RAILINGS

1. No oversized, fluted, aluminum or overly ornate columns.
2. Columns may be constructed of natural or artificial material. Columns may be logs with bark, provided the height and diameter fit the scale of the house. Columns may be roughed hewn.
3. Simple details, which follow classic proportions, are required in all porch support and rail designs.
4. Low piers with square columns are encouraged.
5. Columns may be grouped in two's and three's. Columns may be tapered or straight.

LANDSCAPING & FENCES

Landscaping and fences are an important aspect of anchoring a house on a mountain site and integrating it with its mountain surroundings. It is particularly important at a development such as

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Stone's Lake where buildings should have limited visibility from any other vantage point within or surrounding the community. All landscaping, fences and retaining walls preserve the subtlety of the Stone's Lake community.

1. Stained wood or stone are the preferred fence material.
2. Fences should be simple in design, and compatible with the home's vernacular.
3. Fences may occur on property lines.
4. Fences in the front yard may not exceed three (3) feet in height while side and rear fences may not exceed six (6) feet with only the bottom four (4) being sight-proof. Trellises may not exceed eight (8) feet in height.
5. Parking areas should be screened from the road with a landscape buffer.
6. The buffer should consist of shrubs or other plants arranged in groups or rows along the landscape buffer to provide a maximum screening effect. Shrubs should be evergreen and at least four (4) feet tall when planted, projecting an average of six plus (6+) feet normal mature growth. Vegetative/landscape buffers are required for all front, side and rear setback areas.
7. Entry from the street should be understated. No tall peers, or ornate lampposts will be permitted. Yard art is discouraged and must be approved by the ACC.

GARAGES & DRIVEWAYS

Garages must be designed with a minimizing scale to create the feeling of a simpler more utilitarian structure. Individual structures are preferred. If connected by a breezeway, the breezeway must be clearly secondary to the house. Garages must match the house in quality of finish materials.

1. Garage doors will have a maximum width of nine (9) feet. They must be single doors, treated in a way that compliments the main house. V-groove paneling, board and batten, raised or flat panels are options and may be painted to match the trim color or stained.
2. All garages visible from the road must have an overhang or shade element such as a trellis in front of the doors.
3. Garage dormers must be appropriately placed and scaled and must have windows. Vent dormers are not permitted. Garages and garage doors may not have fanlights, Palladian or half round windows, or any other windows inconsistent with the traditional style of the house.
4. All vents must be located in the center or just below center of the gable end of the garage.
5. Lanterns must be appropriately placed and sized.
6. Finish materials for the driveway include: concrete pavers, exposed aggregate concrete, asphalt pavement, crushed pea gravel (including on asphalt) and concrete stained black. No white or bright colors will be permitted.
7. Driveways leading to the house shall be kept narrow with a single lane not wider than 15 feet. Designated pull-off area(s) are permitted. Driveways should not lead in a straight line to the house. Turns are encouraged to hinder direct viewing of the house from the road.

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BUILDER/CONTRACTOR/OWNER RESTRICTIONS & REGULATIONS

All residential building programs require the builder, general contractor, sub-contractors, trade-persons, vendors, etc. (henceforth "Contractor Team") to comply with all building and neighborhood restrictions and regulations. It is the responsibility of the owner to inform the Contractor Team of these restrictions and regulations. The owner assumes direct responsibility for ensuring compliance by the Contractor Team with these restrictions and regulations. The builder/general contractor is responsible for all on-site activities of his/her Contractor Team.

Owners and the General Contractor must submit a signed Stone's Lake Builder Restrictions & Regulations Agreement (BRRA)* a minimum of three (3) days prior to the commencement of any clearing or building activity. The ACC will strictly enforce and monitor these restrictions and regulations.

Owner must provide a copy of Builder/General Contractor General Liability and Worker's Compensation Insurance listing Stone's Lake Property Association as "Additional Insured." This document must be received and approved by the ACC prior to the commencement of any clearing and/or building activity.

***Go to Exhibit D for a copy of the Builder Restrictions & Regulations Agreement (BRRA).**

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Exhibit A: Appropriate Stone's Lake Window and Door Designs

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Exhibit B: Appropriate Stone's Lake Home Style Designs

Exhibit C: Phase Application Forms for Building a Home

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PHASE I APPLICATION Preliminary Site Plan Approval

No tree removal/clear-cutting of driveway, home site clearing, or site preparation is allowed until Phase 1 and Phase 2 have been approved.

**Please send this Phase 1 Application and accompanying items by email to:
ACC Chair: Beth Busbee
etbusbee@gmail.com**

Throughout your designing and building phases, it is essential to reference both the *Stone's Lake Declarations of Restrictive and Protective Covenants* and the *Design Guidelines*.

The ACC will review your application and supplemental materials and respond with an approval or changes necessary for approval.

Stone's Lake Lot Number: _____ Submitted on: _____

Owner(s) Name(s): _____

Current Address: _____

Mobile Number(s): _____ Home Phone: _____

Email Address(s): _____

This Application includes three (3) Components:

I. Completed Phase I Application.

II. Preliminary Site Plan. Include with this application a sketch of these 5 site improvements on a *Transylvania County Recorded Plat or Survey depicting the **entire** lot.*

- House location and any other structure(s) or planned improvements
- Driveway
- Septic Drain Field
- Well location
- Silt fence location

III. Review Fee A \$1,500 non-refundable Review Fee is required. Make payable to: Stone's Lake Property Owner's Association. Checks can be mailed to: Stone's Lake POA, PO Box 209, Cedar Mountain, NC 28718. Please write Lot # on check.

Phase I Application Page 1 of 3

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Please initial each:

_____ I/We have read the Declarations of Restrictive and Protective Covenants for
Stone's Lake

_____ I/We have read the Architectural Control Committee (ACC) Design
Guidelines

_____ I/We intend to begin building within 12 months from the date of submitting
this Phase I Application

By signing below, I/We understand and agree that:

- I/We've included a \$1,500 Review Fee that covers the review of all Phase Applications, and that this fee is non-refundable irrespective of whether we complete any or all of the remaining phases.*
- I/We have attached our completed site plan including all 5 components as described above.*
- We are prepared to begin building within 12 months of submitting this form. Owners who are not intent on building within 12 months should not apply until they are within 12 months of building.*
- If any application is not approved by the ACC and/or construction of the home has not commenced within 12 months of submission of this Phase I Application, owner must restart the process by submitting a new Phase I application and \$1,500 Review Fee.*
- This Phase I Application is solely intended for the approval of our preliminary site plan. I/We understand that approval of Phase I allows us to proceed to Phase II, and that absolutely no clear-cutting or work may commence until the ACC has approved our Phase II Application.*

Signed,

Owner Signature

Date

Owner Signature

Date

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ACC Remarks:

Required: ☐ \$1,500 Review Fee Received on _____

NOTES: _____

☐ Approved by the ACC: _____
Date

☐ Denied by the ACC : _____
Date

☐ Owner(s) notified of approval/denial on _____ via e-mail/letter

by: _____ (ACC Member)

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PHASE II APPLICATION Final Site Plan & House Design Approval

No tree removal/clear-cutting of driveway, home site clearing, or site preparation is allowed until Phase 1 and Phase 2 have been approved.

**Please send this Phase 2 Application and accompanying items by email to:
ACC Chair: Beth Busbee
etbusbee@gmail.com**

Throughout your designing and building phases, it is essential to reference both the *Stone's Lake Declarations of Restrictive and Protective Covenants* and the *Design Guidelines*.

The ACC will review your application and supplemental materials and respond with an approval or changes necessary for approval.

Stone's Lake Lot Number: _____ Submitted on: _____

Owner(s) Name(s): _____

Current Address: _____

Mobile Number(s): _____ Home Phone: _____

Email Address(s): _____

This Phase 2 Application includes six (6) Components:

1. Final Site Plan

Location and clear labeling must be illustrated on an Architectural Site Plan *depicting the entire lot* for all site improvements including:

- *House Footprint and that of any other proposed improvement(s) such as Garage, Decks,
- *Patios, Swimming Pools,
- *Front, Rear, and Side Yard Setbacks Dimensioned
- *Driveway and Utility Easements as Shown on Recorded Plat
- *Septic Drain Field and 100% Repair Envelopes
- *Well location
- *Silt fence location

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2. Marking & Staking.

A site visit by the ACC is required to view the following: Your marked and staked driveway, well location, septic drain field, building corners and the corners of any additional improvement not included within the those identified earlier.

Prior to submitting this application, be sure to have these clearly marked and staked. Please provide a walk-able path to view the marked areas.

3. House Design:

- A. **Square Footage:** Total Heated Finished Sq. Ft: _____
First Floor: _____ Second Floor: _____ Basement: _____
**Maximum of 8,000 total square feet for main house*
- B. **Number of stories:** _____ ** NOTE: Maximum of 2 ½ stories from ground level permitted*
- C. **Tree Removal:** Number of feet of clear-cutting from edge of structure(s) requested:

- D. **Elevations.** Submit front, rear and both side Elevations for the main house and any other building structures (1/4"=1'-0").

4. ACC Security Deposit:

\$10,000 Deposit made payable to: Stone's Lake Property Owner's Association.

5. Builder Restrictions & Regulations Agreement (BRRA) (see exhibit D of Design Guidelines)

Owners and Builder must submit a signed copy no less than three (3) days prior to the commencement of any clearing or building activity.

6. Builder's Certificate of General Liability and Worker's Compensation Insurance.

Provide proof of: Builder/GC's General Liability and Worker's Compensation Insurance with Stone's Lake Property Owner's Association listed as "Additional Insured" and using the following contact information: **Stone's Lake POA, Attn: Beth Busbee ACC Chair, PO Box 209, Cedar Mountain, NC 28718**

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BUILDING TEAM CONTACT INFORMATION:

Land/Clearing Contractor:

Contractor Name: _____ Company: _____

Address: _____

Mobile: _____ E-Mail _____

Builder:

Builder Name: _____ Company: _____

Address: _____

Mobile: _____ E-Mail _____

Architect:

Architect Name: _____ Company: _____

Address: _____

Mobile: _____ E-Mail _____

Please initial each:

_____ I/We have attached a copy of our Final Site Plan and have clearly marked all improvements.

_____ I/We have attached a copy of our Elevations Plan for all proposed structures.

_____ I/We have clearly marked and staked our driveway, well location, septic drain field, building corners and the corners of any additional improvements, and have provided a walkable path for the ACC to view the marked areas.

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_____ I/We have attached our Builder Restrictions & Regulations Agreement.

_____ I/We have attached proof of our Builder's General Liability and Worker's Compensation Insurance with Stone's Lake POA listed as "Additional Insured". Also included is a copy of the initial building team contact info.

_____ I/We have attached our Architectural Security Deposit of \$10,000. I/We understand that this deposit is held to ensure compliance with the Declaration of Restrictive & Protective Covenants for Stone's Lake and the ACC Design Guidelines, as well as accountability for any violations, damages, etc. that may occur as a result of the owner's building process. The deposit is fully refundable after approval of Phase V, provided there are no outstanding fees, damages, or violations, etc. as determined by the ACC.

I/We understand that we are not permitted to clear and/or begin building any of our proposed structures until we have received Phase 2 approval from the ACC in writing (via email or letter).

I/We understand that approval of our Phase II Application allows us to proceed with tree removal/clear-cutting of driveway, home site, site preparation, and the building of the home and structures, as approved by the ACC. I/We attest that, to the best of our ability, these plans comply with the Declaration of Restrictive & Protective Covenants for Stone's Lake and the most recent edition of the Architectural Control Committee Guidelines

Signed,

Owner Signature

Date

Owner Signature

Date

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ACC Comments

[] \$10,000 Architectural Security Deposit Received

[] Received Builder Restrictions Agreement

[] Received certificate of insurance

Required Modifications: _____

Approved by the ACC: Date _____

Denied by the ACC: Date _____

Owner(s) notified of approval/denial on _____ e-mail/letter attached by

_____ (ACC Member)

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PHASE III APPLICATION Approval of Final Exterior Materials & Colors

**Please send this Phase 3 Application and accompanying items by email to:
ACC Chair: Beth Busbee
etbusbee@gmail.com**

Throughout your designing and building phases, it is essential to reference both the *Stone's Lake Declarations of Restrictive and Protective Covenants* and the *Design Guidelines*.

The ACC will review your application and supplemental materials and respond with an approval or changes necessary for approval.

Provide this form with an Exterior Materials Board containing colors and all exterior materials visible on the front, rear and both side elevations. The Materials Board may be submitted physically or digitally. If more than one building, submit a Materials Board for each building.

Stone's Lake Lot Number: _____ Submitted on: _____

Owner(s) Name(s) _____

Current Address: _____

Mobile Number(s): _____ Home Phone: _____

Email Address(s): _____

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Exterior Specifications:

	Materials:	Color:
Foundation:		
Exterior Walls:		
Window and Door Trim:		
Front Door:		
Shutters:		
Garage Doors:		
Roof:		
Windows:		
Dormers:		
Other:		

ACC Comments:

Required Modifications: _____

Approved by the ACC: _____ Date: _____

Owner(s) Notified Approval/Denial: Date: _____

Via e-mail/letter attached: _____ (ACC Member)

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PHASE IV APPLICATION Final Exterior Inspection

Please send this Phase 4 Application by email to:
ACC Chair: Beth Busbee
etbusbee@gmail.com

Throughout your designing and building phases, it is essential to reference both the *Stone's Lake Declarations of Restrictive and Protective Covenants* and the *Design Guidelines*.

The ACC will review your application, visit your property and respond with an approval or changes necessary for approval.

Use this form for your final inspection and to receive a return of your Architectural Security Deposit.

Stone's Lake Lot Number: _____ Submitted on: _____

Owner(s)Name(s): _____

New Address: _____

Below are aspects of the inspection that will give guidance as you prepare for the Final Phase 4 Application.

- 1) construction site clean up to include removal of any utility pole/post, temporary electrical, dumpster/construction debris, unused construction materials, portable toilet, etc.
- 2) gutters, buried downspouts for water runoff/erosion, final grading, retaining walls (if needed for erosion), mulch, final grade driveway gravel.

By signing below, I/We do hereby certify that **all site work, preliminary landscaping, site cleaning, removal of construction materials, removal of temporary utilities, and repair of damage to rights of way and common areas has been completed.**

This constitutes a request for return of the Architectural Security Deposit.

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

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ACC COMMENTS:

ACC Inspection Completed by ACC Representative: _____

Date: _____

Return of Deposit Approved by the ACC: Date: _____

Deposit Returned: POA Check# _____ Amount: _____ Date: _____

Return of Deposit Denied by the ACC: Date: _____

Reason _____

Exhibit D: Builder Restrictions & Regulations Agreement

BRRA

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STONE'S LAKE BUILDER/CONTRACTOR RESTRICTIONS & REGULATIONS AGREEMENT (BRRA)

This agreement is for new lot preparation and home construction on the following Stone's Lake Property:

LOT # _____ For work to commence after _____

For the benefit of Owner(s): _____

All residential building programs within Stone's Lake require all contractors, sub-contractors, trade-persons, vendors, etc. (henceforth "Contractor Team") entering Stone's Lake for the purposes of conducting work on the construction site named above, to comply with all of the following building restrictions and regulations. The Owner and Builder/General Contractor assume direct responsibility for ensuring compliance by the Contractor Team. The Builder/General contractor assumes responsibility for all on-site activities of his/her sub-contractors, vendors, trade-persons, etc. The Architectural Control Committee ("ACC") will strictly enforce and monitor these restrictions and regulations.

This agreement must be signed by all parties *prior to the commencement of any work*. Contractor Team agrees to the following:

1. The Builder/General Contractor and Owner must submit this agreement to the Chair of the Architectural Control Committee (ACC) no less than three (3) days prior to beginning any work.
2. Stone's Lake Property Owners Association requires owner/builder/general contractor to provide proof of builder/general contractor's general liability and workers compensation insurance listing Stone's Lake POA as "Additional Insured" prior to starting any work. Proof of said insurance to be submitted to **the Stone's Lake POA ACC for their approval. Form may be provided by mail to: Attn: ACC Chairperson, Stone's Lake POA, PO Box 209, Cedar Mountain, NC 28718, or by email to: etbusbee@gmail.com.**
3. Building permits and any job site notices must be installed to a post or structure, **not a tree or tree trunk.**
4. No advertisement signs are to be placed on the job site.
5. Hours of work must be conducted on weekdays between 8:00AM - 5:00PM May through October, and 7:30AM - 5:30PM November through April. **There shall be no work on weekends or holidays.**
6. Visitors to job sites other than owner-authorized guests, or persons on project related business with the contractor are not permitted.
7. Personal pets of any Contractor Team member are not permitted on job site or Stone's Lake property.

STONE'S LAKE DESIGN GUIDELINES

8. Roads and private driveways are not to be blocked for any reason. Contractors, builders, subcontractors, and workers (Contractor Team) shall not park on any road, lot or property other than the lot under construction, as recorded above.
9. The Contractor Team must adhere to the speed limit of 14 MPH on all Stone's Lake roadways.
10. Properties other than those where contracted to work are private; no trespassing is allowed. Trespassing is not permitted on Stone's Lake properties or common areas.
11. Fishing, hunting, swimming, and hiking are specifically prohibited.
12. Loitering on job sites after work hours is not permitted.
13. All vehicles are required to have proper and functioning muffler systems, and all job site noise is to be kept to a reasonable level. Job site radios are to be kept to a reasonable decibel level as determined by the ACC.
14. The general contractor is required to provide a litter container at the building site for use of Contractor Team. It is to be kept functional and to be removed from the job site at the end of the job.
15. The general contractor is required to keep the job site in a clean and orderly condition at all times.
16. All members of the Contractor Team are required to comply with all current OSHA and North Carolina safety regulations in the course of performing their duties on the job site.
17. The general contractor is required to notify the POA three (3) days in advance of any road trenching by contacting the Stone's Lake POA ACC **by mail to: ACC Chairperson, Stone's Lake POA, PO Box 209, Cedar Mountain, NC 28718**
or by Email to: etbusbee@gmail.com.
18. Job site fires are not permitted under any circumstance.
19. Absolutely no blasting is permitted on site without three (3) days notice to the ACC. Steel mesh blankets or large quantities of dirt must be used to control dynamiting activities.
20. No change can be made that would affect the exterior elevations of any building which has been previously approved by the ACC without first seeking and obtaining approval from the ACC of any recommended change.
21. The following erosion control measures will be required:
 - Prior to stripping soil, install temporary sediment barriers along property lines in low areas and drain inlets where runoff will occur. The sediment borders where applicable must be shown on site plans.
 - As building progresses, temporary diversions, barriers, mulch, etc. to minimize erosion must be provided.
 - Contractor shall protect the on and off-site property from siltation, especially any streams, lakes or ponds.
 - Periodically remove collected sediment to maintain the barriers in effective condition.
 - Revise temporary protective measures as site conditions change. Do not permit gaps in the protection.
 - Install utilities early in the construction work and stabilize slopes promptly.
 - Place temporary aggregate base course on driveway until time for final covering.

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- Complete any pavement or walks as called for on drawings.
 - Finish grade and establish preliminary cover.
 - Remove and dispose of temporary protective devices and accumulated sediments and provide final stabilization where required.
 - Contractor is responsible for repair of any damage to roads, shoulders or any common area of Stone's Lake.
22. The Builder Restrictions and Regulations Agreement must be kept on site and made available for reference and review.

By signing below, we agree to comply with all of the above restrictions and regulations required by the Stone's Lake Property Owners Association in order to conduct work within Stone's Lake. We understand that any violations of these Regulations and Restrictions by Owner's Contractor Team will subject Owner and/or Builder/General Contractor to fines imposed by the Stone's Lake Property Owners Association of up to \$500 per violation. We also understand that repeated violations, and/or failure to pay fines in a timely manner may result in Builder/Contractor termination/expulsion from conducting work on Stone's Lake properties.

Property Owner

Date

Property Owner

Date

Builder/General Contractor

Date

Received by ACC:

ACC Chair

Date

A copy of this signed Builder Restrictions and Regulations document will be provided to property owner to be posted and made available on site during construction.

