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Buncombe County, NC
Drew Reisinger Register of Deeds

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104 MEADOWS II BUILDING REVIEW GUIDELINES
TYPE OF DOCUMENT

GRANTOR: Clyde Smith

GRANTEE: _____

PREPARED BY: Clyde Smith

MAIL TO: 38 Hidden Forks Dr.
WHAVERVILLE N.C. 28787

Ivy Meadows Phase II Building Review Guidelines

I. Purpose and Intent

- A. These guidelines provide a minimum set of design principles and standards that are desired by the Ivy Meadows Phase II community. The intent is to outline and define the objectives for the cohesive appearance and quality of properties within the neighborhood.
- B. This document is to supplement the building design guidelines in the Ivy Meadows Phase II Covenants.

II. Review Authority

- A. All plans are subject to review by the developer.

III. Preliminary Plan Review

- A. The developer will offer to review a preliminary plan and elevation, to assist the potential owner or builder, to understand compliance at the time of a potential property transfer.
- B. This review will be required to be submitted to the developer to allow for a (5) five-day review period.
- C. This submission, from the potential property owner, is to be used to assist with design acceptability during due diligence and is provided for information only.
- D. Full compliance with the Plan Review Submittal procedures will need to occur when the property is developed. The approved, preliminary plan and elevation will be signed by the owner and the developer and filed on record.

IV. Plan Review Submittal Procedure

- A. All plans must be submitted to allow a fifteen (15) day minimum review period by the developer. This timeline will begin upon the developer receiving PDF copies (and or) paper copies from the Owner, including the following;
 - 1. A site plan including all property lines with setbacks of the property to be constructed upon, the new building placement within the property, sediment and erosion control plan and the driveway entry to the property from Ivy Meadows Drive. Minimum scale 1:20 feet.
 - 2. A fully dimensioned Floor Plan with square footage noted on each floor, as set forth in the covenants. Minimum 1/8" scale.

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3. Elevation sheets including all elevations of the building. These sheets will need to identify the minimum roof slope (6:12) and all materials. Minimum 1/8" scale.
 4. Anticipated construction schedule, identifying critical path events or deliveries that may affect the Ownership. I.e., grading, trusses, concrete deliveries etc.

B. No plan book elevations/renderings and floor plans will be accepted unless they have been purchased specifically for the house being proposed. Plan book submissions will require detailed, annotated comments regarding any variances from the plan book intent.

C. Upon submission to the developer, the developer will notify the applicant within fourteen (14) days if the submission is within compliance. If compliance is not met, the developer and applicant may review and discuss measures to achieve compliance. Drawing modification may be required to be resubmitted. This will be discretionary by the developer.

D. Building plan review is valid for nine (9) months. If construction has not commenced within this time frame, developer will require a resubmission.

E. The Developer has the right to reject house plans, site plan, and elevations upon any reasonable grounds including purely aesthetic judgement.

V. Road Impact Fee

A. The applicant will pay a non-refundable, road impact fee prior to construction. This fee will be determined and due at the time of Building plan approval, not to exceed \$2,500. The property owner will be responsible for any damage that occurs to the road from construction vehicles.

B. Truck weight limit to be 65,000 lbs. maximum. Cement trucks should not exceed 5 yards maximum load. If concrete walls, such as Superior Walls are used, no tractor trailer trucks are allowed and cranes cannot exceed weight restrictions.

C. It is recommended that any load splitting, or tonnage reductions, that can occur for deliveries, be considered whenever feasible.

D. The Owner is to notify the developer when the plans are submitted to Buncombe County for a building permit. At this time, the developer will photo document the road and shoulder conditions. This documentation will be provided to the Owner at the time of the building permit being issued. Any damage done to the road during the course of the construction, will be the financial responsibility of the Owner. Repairs will be coordinated with the developer and will be completed by a contractor approved by the committee within 3 months of final completion.

E. All driveways must be paved with concrete, asphalt or other hard impervious surface.

VI. Construction Procedures

- A. Construction will need to be completed within 12 months of grade being disturbed.
- B. Construction hours will be between 7:00 am and 6:00 p.m. Monday - Saturday.
- C. All debris must be stored in a refuse container i.e., dumpster.
- D. All debris on site must be cleaned up at the end of each work day.
- E. No burning of materials is permitted.
- F. All cleaning of any concrete deliveries or sub-contractors' equipment will occur within the construction site boundaries.
- G. Silt fences must be installed to control any sediment entering the existing ditches. Any violation of this must be cleaned up immediately, and if not, will be cleaned up by the developer at the expense of the owner.
- H. Lot maintenance must continue even during construction per Ivy Meadows Phase II Restrictions
- I. All materials must be staged neatly on the site. Items susceptible to wind shall not be stored outside. All loose materials (i.e., building wrap, insulation, etc.) must be secured at the end of each work day. All litter clean-up will be the responsibility of the Owner/Contractor and will occur immediately.

VII. Architectural Guidelines

- A. Ivy Meadows is an open area community with large lots and prominent house site opportunities. This provides prominence and visibility of all elevations of the proposed construction.
- B. An important goal for Ivy Meadows Phase II is the design and construction of homes that provide an integrated, cohesive design, and building quality that is conducive with the aesthetic of the existing neighborhood. Elevations that are visible from multiple sides will need to be attractive and conform with the design guideline intent. Residences shall have no less than 2,000 heated square feet of living space with a minimum of 1,750 heated square feet on the main level. Additional floors above or below main level cannot be counted as main living area. Open porches and garages shall not be counted in determining living floor space. Each Home must have a minimum two-car garage, attached or detached.

C. Two key principles should guide the design of homes at Ivy Meadows Phase II.

1. Style of house shall be consistent throughout
2. Building materials and details shall be consistent throughout.

D. Architectural design should aspire to a community aesthetic that is to complement the other homes within the community,

E. Front and prominent elevations will be required to have a variation of fenestrations and interesting curb appeal. This can be achieved by the inclusion of covered front porches, variations of roof lines, the incorporation of different materials within the elevations, variation of window sizes and changes in roof geometry. These are best applied when incorporating or accompanying an offset in plan which is encouraged.

F. Only Hip roof and Gable roof geometries are permitted. Roof pitches will be a minimum of 6:12 roof slope. All shingles are to be architectural style shingles. No 3-tab shingles will be permitted.

G. No shed roof or single slope roofs will be permitted.

H. A minimum of two different materials are to be used on the front elevation i.e., siding and stone

I. Any retaining walls connected to the structure must be finished with stucco, brick, or stone for the entire height and length of the wall.

J. No Rondette or Deltec homes will be permitted.

K. No modular houses will be permitted.

L. No log or artificial log siding will be permitted

VIII. Fencing

A. All fencing must be approved by the developer prior to installation.

B. The owner is to provide a plan that identifies the proposed fenced area and the style and materials being proposed, to the developer for review.

C. Fencing shall be a maximum height of 3'6". All fencing shall be no greater than 50% opacity. All wood is to be stained or painted.

D. No privacy fences, chain link, or chicken wire fencing will be permitted.

E. The finished side of the fence shall face toward the exterior of the property.

IX. Duration and Application

A. The foregoing building review guidelines shall be binding upon all successive Lot owners and shall run with the land.

B. These guidelines shall be effective until October 1, 2032 and then shall automatically renew for successive ten (10) year periods.

This the 11th day of October, 2022.

Developers

Clyde A. Smith
Clyde A. Smith

Deborah Smith
Deborah Smith

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Alisha McCurry, a Notary Public of the County and State aforesaid, certify that Clyde A. Smith and Deborah Smith, husband and wife, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 11th day of October, 2022.

Alisha McCurry
NOTARY PUBLIC

My commission expires: 3/31/2026

