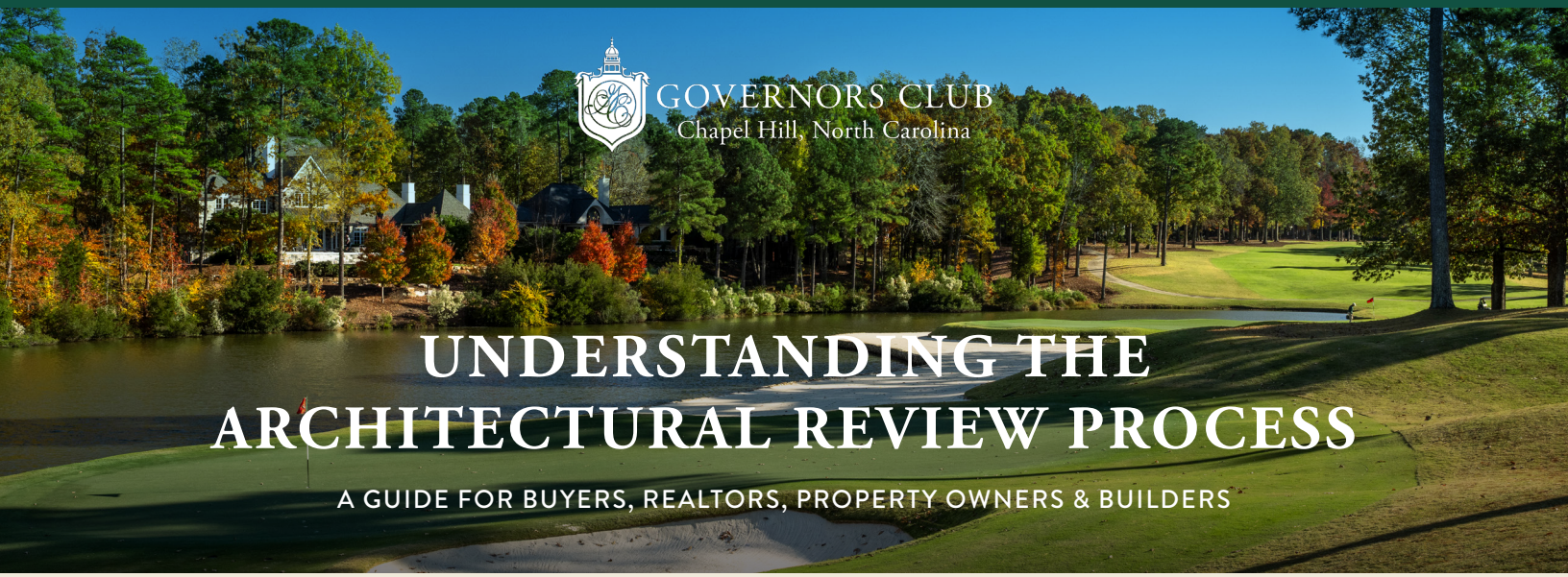

UNDERSTANDING THE ARCHITECTURAL REVIEW PROCESS

A GUIDE FOR BUYERS, REALTORS, PROPERTY OWNERS & BUILDERS

Governors Club is known for its distinctive architecture, natural beauty, and carefully maintained community character. To help preserve that standard, exterior improvements, new construction, landscaping changes, and certain alterations must be reviewed and approved by the **Architectural Review Board**, commonly known as the **ARB.**

ARB ARCHITECTURAL REVIEW BOARD

WHAT IS THE ARB?

The **Architectural Review Board** is a committee of the **Governors Club Property Owners Association (POA)**. The ARB includes residents and professionals with experience in architecture, construction, landscaping, and community design.
Its role is to review proposed exterior changes and new construction to ensure each project is harmonious with the character of Governors Club and compatible with the surrounding neighborhood.

WHY ARB APPROVAL MATTERS

Before beginning work, property owners must receive written ARB approval for applicable exterior projects. This includes, but is not limited to:

- New home construction
- Exterior renovations or additions
- Landscape changes
- Drainage changes
- Exterior replacements or alterations
- Removal, installation, or modification of certain exterior improvements

No applicable improvement, alteration, removal, planting, addition, or exterior change may begin until ARB approval has been granted in writing.

BUILDING A NEW HOME?

For buyers planning to build, the ARB process is an important early step. Your builder will receive a **contractor's packet** outlining construction requirements and procedures. Once the home is successfully completed and all requirements have been met, a **Certificate of Compliance** will be issued.

Buyers should review the ARB Guidelines before purchasing a homesite or beginning design work.

RENOVATING OR MAKING EXTERIOR CHANGES?

If you are planning to renovate the exterior of an existing home, update landscaping, alter drainage, or make other exterior improvements, review the ARB Guidelines before work begins. This helps avoid delays, redesigns, or unapproved work.

HELPFUL TIP

The ARB Guidelines and Procedures document is word searchable. After saving it to your device, you can search by keyword or use the table of contents to jump directly to a specific section.

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VILLAGE

VILLAGE COMMUNITY GUIDELINES

Some neighborhoods within Governors Club, known as **Village Communities**, have additional requirements called **Supplemental Guidelines**. These communities may have specific requirements for architecture, landscaping, color palettes, home placement, and approved design models.

VILLAGE COMMUNITIES

- Club Cottages
- Governors Square
- Morehead Forest
- Stone Brook
- Tryon Courte
- Vance Villas
- Walker Falls

IMPORTANT NOTE ON ORIGINAL PLANS

In certain neighborhoods, improvements must be located on the lot according to the recorded plat. Some homes are based on original model designs created for that community.

Because of intellectual property protections, the POA cannot copy or distribute those plans. Property owners should contact the original architectural firms directly for copies.

BEFORE YOU BUY, BUILD, OR RENOVATE

Review the applicable ARB documents early in the process.

ARB GUIDELINES AND PROCEDURES

DOWNLOAD →

Download for complete review standards, approval procedures, and construction requirements.

SUPPLEMENTAL GUIDELINES

DOWNLOAD →

Required for applicable Village Communities. Contains neighborhood-specific standards.

QUESTIONS? GIVE GOVERNORS CLUB A CALL.

(910) 942-0500 →

Contact the Governors Club POA or ARB for guidance before beginning any exterior project.

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