

# Club Cottages

## Supplemental Guidelines Landscaping and Architecture

Governors Club Architectural Review Board, 10134 Governors Drive, Chapel Hill, NC 27517, 919-942-0500, 919-932-8529 (FAX)

**Phase:** 6  
**Lot #'s:** 465 - 484  
**Streets:** Club Drive

### SETBACKS

The ARB has approved the setbacks and minimum side yard spacing between Club Cottages as denoted on the Site Layout Study dated **11/23/16**. Absent specific approval by the ARB, the setbacks and spacing will be required for construction of any Improvements on the Club Cottage Lots.

### SUPPLEMENTAL SITE AND LANDSCAPING GUIDELINES FOR CLUB COTTAGES

Because of their close proximity to and high visibility from the Clubhouse and golf course of Governors Club, Inc., in addition to the general requirements set forth in the *Covenants*<sup>1</sup> and *Guidelines*,<sup>2</sup> special considerations for landscape and outdoor living areas are required by the Architectural Review Board of the Governors Club ("ARB") for Club Cottages.

The ARB has approved a "Site Layout Study" for Governors Club Cottages, Sheet S-1, prepared by Greenscape Inc. dated 1/16/02, with revisions dated 2/11/02, 2/26/02, 3/06/02, 3/18/02, 3/8/04, 2/19/09, 3/13/09 and revisions by Sears Design Group dated 11/23/16.

These Supplemental Guidelines are applicable to construction of any Improvements<sup>3</sup> on lots 467, 469, 471, 473, 479, 480, 481, and 482 (collectively "Club Cottage Lots" and individually a "Club Cottage Lot").

**Landscape In General:** The density and size of plantings around each Club Cottage must present a semi-mature image, to blend each home into its surroundings, and reflect a high quality landscaped appearance. The common area buffer strip in front of certain Club Cottage Lots also requires special attention by each property owner during, and immediately following, the construction program. Specific requirements will be approved by the ARB on a lot-by-lot basis. As much of the existing vegetation as possible shall be maintained and protected during construction. Revegetation (replanting) will be required to restore much of the natural forest canopy and understory (foundation plants) lost during the building program. The continuing maintenance of the common area buffer strip is the responsibility of the Club Cottage Maintenance Association.

**Irrigation** shall comply with Section 3.22 of the *Guidelines*.

**Shade and Canopy Trees:** Replanting will be required on all sides of the home to restore much of the natural forest canopy lost during construction. The common area buffer strip, which exists in front of certain lots, also requires special attention by each property owner to restore a natural forest appearance. Specific requirements will be approved by the ARB on a lot-by-lot basis, but should generally conform to Section 3.20.6 and 3.20.7 of the *Guidelines*, except that all planted trees must have a minimum size of 12' in height and 3" in diameter<sup>4</sup>.

<sup>1</sup> Restated Declaration of Covenants & Restrictions for Governors Club, compiled March 2001, as amended from time to time.

<sup>2</sup> Governors Club Architectural Review Board Guidelines, revised and restated 2008, as amended from time to time.

<sup>3</sup> Improvements, are defined in the *Covenants* as meaning and referring to **all** structures of any kind, including, without limitation, any building, fence, wall, sign, paving, grading, parking and building addition, pool, alteration, screen enclosure, sewer, drainage, disposal system, satellite dishes, antennas, electronic and other signaling device, decorative building, landscaping or landscape device (including existing and planted trees shrubbery) or object.

**Lawns:** Small areas of Fescue grass (sod) are permitted in close proximity to the Club Cottages. Areas so proposed will be reviewed by the ARB with the landscape plans at the time of Application to build.

**Common Area Front Buffer Strip:** The front yard common area buffer strip starts at the street/curb and ends at the street-facing property line. The purpose of this buffer strip is to maintain a natural appearance. Areas damaged during construction must be revegetated as follows:

- a. Loblolly Pine, Nellie Stevens Holly and/or Wax Myrtle are to be used as backdrop plantings.
- b. Dogwoods and/or Redbuds are to be used for understory flowering trees.
- c. Willow Oak and/or Red Maple are to be used for shade/street trees.

**Golf Course Rear Buffer Strip:** The requirements for the golf course buffer strip ("The buffer strip shall be equal to one-half of the rear yard building setback...[on golf course lots]"), Section 3.21.1 of the *Guidelines*, are waived because the Club Cottages rear setbacks are only five feet.

**Foundation Plants:** Evergreen plants, tall enough at the time of planting to soften the height of each side of the foundation (which will vary on each cottage) and planted 24" to 36" on center, are required. These will provide a background for any Ornamental and Flowering plants (to be planted 18" to 24" apart) to complete the front, side, and rear foundation treatment.

**Screening Service Areas (garages, HVAC units, etc.):** As determined by the ARB, HVAC units shall be screened with a stone wall and/or a double staggered row of evergreen plants, a minimum 5' in height when planted (e.g. Wax Myrtle, Nellie Stevens Holly) to provide complete screening at installation. Plants should be spaced so they are touching when installed. Even if not required by the ARB on a particular Club Cottage Lot, stone screen walls are encouraged for HVAC units.

**Garage Door Screening:** Where possible the garage doors shall be screened using large evergreen plant material. Side lot space varies so this will be determined on a case by case basis.

### **SUPPLEMENTAL ARCHITECTURAL GUIDELINES FOR CLUB COTTAGES**

The Club Cottages in Governors Club have both a unique character and location. The Club Cottages are set on small wooded homesites along curving drives in close proximity to, and highly visible from, the clubhouse and golf course of the Governors Club. In view of the unique location of this neighborhood, a consistency in stylistic details is required with elements of architectural style, colors, materials, and wooded setting to provide a unifying theme for the Club Cottages.

In addition to the *Covenants* and *Guidelines*, these Supplemental Guidelines impose further controls on building fenestration, materials, colors, elevations, and site locations of the Club Cottages.

**Architectural Plans:** Additionally, the ARB has pre-approved the following conceptual architectural plans for construction on the Club Cottage Lots:

- a. Club Cottage Residences – **Appalachian Cottage** – prepared by Kim Anderson AIA, drawings A101, A102, A201, and A202 each dated March 21, 2002 (the "Appalachian Cottage Plan");
- b. Club Cottage Residences – **Bayside Cottage** – prepared by Kim Anderson AIA, drawings A101, A102, A103, A201, and A202 each dated March 21, 2002 (the "Bayside Cottage Plan"); and
- c. Club Cottage Residences – **Chatham Cottage** – prepared by Kim Anderson AIA, drawings A101, A102, A103, A201, and A202 each dated March 21, 2002 (the "Chatham Cottage Plan").

The ARB has pre-approved only the following conceptual Club Cottage plans for construction on the following specified Club Cottage Lots, which are to be sited on such lots as shown on the Site Layout Study:

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<sup>4</sup> Measured two (2) feet above the natural grade.

**Lot 467** - Appalachian Cottage Plan, Bayside Cottage Plan, or Chatham Cottage Plan.

**Lot 469** - Appalachian Cottage Plan, Bayside Cottage Plan, or Chatham Cottage Plan.

**Lot 471** - Appalachian Cottage Plan only.

**Lot 473** - Bayside Cottage Plan only.

**Lot 480** - Appalachian Cottage Plan, Bayside Cottage Plan, or Chatham Cottage Plan.

**Lot 481** - Appalachian Cottage Plan, Bayside Cottage Plan, or Chatham Cottage Plan.

**Lot 482** - Appalachian Cottage Plan, Bayside Cottage Plan, or Chatham Cottage Plan.

**Lot 479** - Due to the steep topography of this lot, the owner shall have a custom architectural plan prepared to accommodate the terrain. The plan must be submitted to and approved by, the ARB. Such custom plan shall reflect the overall architectural character of either the Appalachian Cottage Plan or the Bayside Cottage Plan.

Notwithstanding the pre-approval of any conceptual architectural plans for any particular Club Cottage Lot, an owner desiring to construct any Improvements on a Club Cottage Lot must to submit an Application<sup>5</sup> to the ARB and otherwise comply with “The ARB Procedure” contained in the *Guidelines*.

**Exterior Materials and Colors:** The exterior materials and colors of Club Cottages to be constructed on the Club Cottage Lots shall match those of the existing Club Cottages<sup>6</sup>. To that end, the “Exterior Finish Schedules” set forth on the Appalachian Cottage Plan, the Bayside Cottage Plan, and the Chatham Cottage Plan have been approved by the ARB, and shall be utilized for all Club Cottages to be constructed on the Club Cottage Lots. If standard exterior colors do not match the colors of an adjacent, existing cottage, the ARB may require colors be adjusted to match adjacent cottages as closely as possible.

Colors and Materials:

| <u>Description</u>        | <u>Color/Type</u>                 | <u>Material/Selection</u>  |
|---------------------------|-----------------------------------|--|
| <b>Siding:</b>            | Cabot Stain, Solid, Dune Gray     | Wood, rough sown, horizontal lap 6”<br>Second story exteriors must be siding, not brick. |
| <b>Fascia and Trim:</b>   | Cabot Stain, Solid, Navaho White  | Wood to match existing Club Cottages   |
| <b>Stone:</b>             |                                   | Tennessee Fieldstone as seen on Stone Brook Homesite 1061                                |
| <b>Roofing:</b>           | Certainteed, Grand Manor, Shingle | Sherwood Forest  |
| <b>Windows:</b>           | Cabot Stain, Solid, Navaho White  | Hurd Double Hung, SDL  |
| <b>Doors:</b>             | Cabot Stain, Solid, Navaho White  | Front & Patio - match existing Club Cottages   |
| <b>Garage Doors:</b>      | Cabot Stain, Solid, Navaho White  | Overhead Door, 298 Series  |
| <b>Gutters</b>            | To match trim                     | Aluminum   |
| <b>Deck:</b>              | Cabot Stain, Solid, Navaho White  | Wood, to match existing Club Cottages  |
| <b>Porch:</b>             | Cabot Stain, Solid, Navaho White  | Columns, rails to match trim color   |
| <b>Driveway:</b>          | Natural                           | Concrete   |
| <b>Exterior Lighting:</b> |                                   | To match existing Club Cottages  |
| <b>Roofing:</b>           | Shadow Gray                       | Certainteed Presidential Shake Series, 40 yr.  |

Olympic Premium, Exterior Latex, Semi Gloss; Formula 101-4.5, 109-1.5, 111-5. 2/26/09

<sup>5</sup> See an ARB Staff Member or Representative for applicable forms.

<sup>6</sup> Existing Club Cottages have been previously constructed on Lots 466, 468, 470, 472, 474, 475, 476, 477, 482, 483, and 484.

## ARCHITECTURAL REVIEW BOARD

# GOVERNORS SQUARE

## SUPPLEMENTAL GUIDELINES

### LANDSCAPING AND ARCHITECTURE

Governors Club Architectural Review Board, 10134 Governors Drive, Chapel Hill, NC 27517, 919-942-0500, 919-932-8529 (FAX)

**Phase:** 3  
**Lot #'s:** 203 - 247  
**Streets:** Davie and Burton

#### SETBACKS

See Article 11.1.11 Setbacks in the *Covenants*<sup>1</sup> for setbacks for Village Home Lots including Governors Square.

#### SUPPLEMENTAL SITE AND LANDSCAPING GUIDELINES FOR GOVERNORS SQUARE

In addition to the ARB general requirements set forth in the *Covenants* and *Guidelines*<sup>2</sup>, these Supplemental Landscaping Guidelines are applicable to this section of Governors Club.

The following are minimum plantings in Governors Square:

| <u>Quantity</u> | <u>Description</u>  |
|-----------------|---|
| 50              | Shrubs  |
| 10              | Trees: Ornamental, Evergreen, and Shade trees (with each shade tree counting as 2).<br>If numerous good quality trees have been preserved, the landscape architect may request a waiver of this portion of requirement. |

#### SUPPLEMENTAL ARCHITECTURAL GUIDELINES FOR GOVERNORS SQUARE

In addition to the *Covenants*<sup>3</sup> and *Guidelines*<sup>4</sup>, these Supplemental Guidelines impose further controls on building fenestration, materials, colors, elevations and site plans in this distinctive Governors Club neighborhood. Property owners may review approved plans, conceptual site plans, and specifications at the Master Association office. In general, for each of these neighborhoods, owners may choose from among the approved architectural plans carefully crafted to convey a unifying design theme. Selections of exterior colors and materials are made from a coordinated palette pre-approved by the ARB. Any proposed substitutions of exterior materials or substantial modifications in the plans, footprint, or site must be submitted to the ARB for approval before any changes are made in the field.

Roof overhangs may encroach into the setback, but are subject to ARB approval.

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<sup>1</sup> Restated Declaration of Covenants and Restrictions for Governors Club, Compiled March 2001, as amended from time to time.

<sup>2</sup> Governors Club Architectural Review Board Guidelines, Revised and restated 2003, as amended from time to time.

<sup>3</sup> Restated Declaration of *Covenants* and Restrictions for Governors Club, Compiled March 2001, as amended from time to time.

<sup>4</sup> Governors Club Architectural Review Board Guidelines, Revised and restated 2003, as amended for time to time.

## Colors and Materials

| <u>Description</u>      | <u>Color/Type</u>   | <u>Material/Selection</u>   |
|-------------------------|---|---|
| <b>Siding:</b>          | Renwick Beige, SW2805 - 45%<br>Diverse Beige, SW6079, LRV 48% | Beaded Wood, 1" X 8"  |
| <b>Fascia and Trim:</b> | Antique White, SW6119, LRV 74%                                | Wood  |
| <b>Stucco:</b>          | Van Dyke  | Dryvit #10  |
| <b>Brick:</b>           | Cherokee Sanford 595-06<br>Colonial Handtique Standard        |   |
| <b>Mortar:</b>          | Buff - CM115  |   |
| <b>Doors:</b>           | Antique White, SW6119, LRV 74%<br>Medium Stain                | Wood, six raised panels   |
| <b>Garage Doors:</b>    | Antique White, SW6119, LRV 74%                                | 1. Overhead Door Series 153, wood frame with raised wood panels<br>2. Overhead Door Series 297, insulated steel with raised panel design and wood grain texture |
| <b>Roofing:</b>         | Weathered Wood  | Certainteed Presidential Shake Series   |
| <b>Windows:</b>         | Antique White, SW6119, LRV 74%                                | Hurd wood casement with grilles   |

The color of resurfacing coatings and brick accents used on driveways in Governors Square are to match the colors on the driveway at Homesite 203. 8/23/10

1. Repair driveway by installation of Stardek tinted concrete coating (Champagne)
2. Install two faux paver strips (stamped; Cajun Red) installed approx. as shown on plat map section. 3/8/10

## ARCHITECTURAL REVIEW BOARD

# MOREHEAD FOREST

## SUPPLEMENTAL GUIDELINES

### LANDSCAPING AND ARCHITECTURE

Governors Club Architectural Review Board, 10134 Governors Drive, Chapel Hill, NC 27517, 919-942-0500, 919-932-8529 (FAX)

**Phase:** 4  
**Lots #'s:** 248 - 448  
**Streets:** Alexander, Aycock, Brogden, Dudley, Ehringhaus, Hawkins, Hodges, Holmes, Jarvis, Reid, Stokes, Winslow

### SETBACKS

See Article 11.1.11 Setbacks in the *Covenants*<sup>1</sup> for setbacks for Morehead Forest Lots.

### SUPPLEMENTAL SITE AND LANDSCAPING FOR MOREHEAD FOREST

In addition to the ARB general requirements set forth in the *Covenants* and *Guidelines*<sup>2</sup>, these Supplemental Landscaping Guidelines are applicable to this section of Governors Club.

#### **General Homesite Landscape:**

Guidelines for preserving natural buffer areas along the front and back of each homesite and for general landscaping emphasize the importance of trees and shrubs.

Each Morehead Homesite shall have at least 2 shade trees, 2 evergreen trees, 2 ornamental trees, and 50 shrubs. The trees within the general landscape may be newly planted or may be existing trees with good form and health.

Existing vegetation to be maintained shall be pruned as needed to promote natural plant shape. The preservation of existing native trees is encouraged. Natural areas shall be weeded, dead wood removed, and mulched with 4 inches of shredded wood bark.

#### **Morehead Forest Street Tree Buffer Strip:**

For Morehead Forest Homesites, a street tree buffer strip shall be located at least 6 feet off the back of the curb and have an average width of 12 feet. The buffer strip shall vary in width and undulate to create a naturalistic effect.

Driveways and walks may pierce the street buffer strip. The owner or the owner's contractor shall maintain as much of the existing vegetation as possible within the buffer strip and elsewhere on site. The buffer strip shall contain at least 5 trees consisting of 2 shade trees, 1 evergreen, and 2 ornamental trees for each 50 linear feet of street frontage. Plant material within the buffer strip may be newly planted or existing vegetation of specimen quality. Low growing shrubs may be used at the discretion of the owner. All street tree buffer strips shall be mulched with at least 4 inches of shredded hardwood bark or pine straw. The area between the street and the edge of the street tree buffer strip shall be sodded with Fescue grass or, if shady, an approved substitute sod.

<sup>1</sup> Restated Declaration of Covenants and Restrictions for Governors Club, Compiled March 2001, as amended from time to time.

<sup>2</sup> Governors Club Architectural Review Board Guidelines, Revised and restated 2003, as amended from time to time.

### Morehead Forest Lake Buffer Strip:

Shoreline gradings, using swale and earthen berm shall be designed to detain a minimum of one inch of surface water runoff from all paved surfaces. Such design shall appear on the landscaping plan for the Homesite, and shall be evidenced by grade elevations and profile drawings showing typical cross-sections. A combination of the above alternatives will provide a more natural lake shoreline. **Erosion control wall which the ARB formally adopted at today's meeting. The drawing will have a reference date, and it will be noted that only 6" of stone may appear above the lake at normal water level. This email will be forwarded to all ARB Members.**

**The ARB authorized the Staff to approve applications for a retaining wall, if it will be constructed in keeping with this drawing, and have turf up to the top of the stones. If a different retaining wall is proposed or if landscaping (instead of turf) is proposed up to the top of the stone, the applicant must submit a drawing to the ARB for formal review and approval. 9/22/08**

### SUPPLEMENTAL ARCHITECTURAL GUIDELINES FOR MOREHEAD FOREST

The Morehead Forest neighborhood in Governors Club has a unique character. The transitional/traditional style homes are set on wooded homesites along curving drives. With the above in mind, in addition to the *Covenants* and *Guidelines*, these Supplemental Guidelines impose further controls on building fenestration, materials, colors, elevations, and site plans to retain compatibility of form and materials throughout the neighborhood. A carefully chosen color palette ensures that the exterior colors and materials of each home are in harmony with both the natural setting and other Morehead Forest homes.

The elements of architectural style, color, and wooded setting provide a unifying theme for the homes in this neighborhood. Individual design variations on the transitional/traditional style architecture add visual appeal, while consistency in stylistic details such as roof pitch and fenestration contribute harmony. The ARB will review plans submitted to ensure that the unifying design theme for Morehead Forest is preserved. The transitional/traditional architectural style is the hallmark of this section of Governors Club.

### Heated Square Feet:

See Article 11.1.2 Floor Area in the *Covenants* for minimum square footage of heated space for Morehead Forest Lot residences.

### Architectural Criteria:

- **Foundation** shall be brick or stucco on palette
- **Roof Pitches** shall be a minimum of 5/12
- **Roof Overhang** *shall not* intrude in setback
- **Siding** shall be brick or stucco on palette; 1" x 8" wood beaded siding placed horizontally
- **Trim** shall be wood in transitional/traditional architectural style to complement house design. Special attention must be given to scale and quality of detailing of all exterior trim materials
- **Windows** shall be double hung, casement, awning or fixed painted wood with divided lights appropriate to house design

- **Doors** shall be painted wood with six raised panels with a high quality transitional/traditional appearance.
- **Garage Doors** shall be:
  - o Overhead Door Series 204 wood frame with raised masonite panels
  - o Overhead Door Series 391 insulated steel with raised panel design and wood grain texture painted to match siding
- **Driveway** shall be concrete
- **Walks** shall be brick or concrete in the front with brick accents compatible with the colors on the house
- **Retaining Walls** shall be stone or stucco
- **Patios/Terraces** shall be concrete, exposed aggregate or flagstone
- **Decks** shall be pressure treated wood
- **Gutters and Downspouts** to match trim color (from approved Palette); can be aluminum or copper

**Colors and Materials:**

| <u>Description</u>         | <u>COLOR GROUP 1</u>  |
|----------------------------|---|
| Fascia & Trim, Garage Door | White Duck, SW7010, LRV 75%                                       |
| Siding, Windows, Stucco    | Renwick Beige, SW2805, 45%<br>Perfect Greige, SW6073, LRV 41%     |
| Doors                      | Porpoise, SW7047, LRV 13%   |
| <u>Description</u>         | <u>COLOR GROUP 2</u>  |
| Fascia & Trim, Garage Door | Passive, SW7064, LRV 60%  |
| Siding, Windows, Stucco    | Morning Fog, SW6255, LRV 41%                                      |
| Doors                      | Rookwood Shutter Green, SW2809,<br>LRV 8%                         |
| <u>Description</u>         | <u>COLOR GROUP 3</u>  |
| Fascia & Trim, Garage Door | Reserved White, SW7056, LRV 75%                                   |
| Siding, Stucco             | Argos, SW7065, LRV 50%<br>Anonymous, SW7046, LRV 20%              |
| Doors                      | Black Fox, SW7020, LRV 8%   |
| <u>Description</u>         | <u>COLOR GROUP 4</u>  |
| Fascia & Trim, Garage Door | Wool Skein, SW6148, LRV 64%                                       |
| Siding, Windows, Stucco    | Gray Area, SW7052, LRV 39%<br>Hardware, SW6172, LRV 23%           |
| Doors                      | Rock Bottom, SW7062, LRV 7%                                       |
| <u>Description</u>         | <u>COLOR GROUP 5</u>  |
| Fascia & Trim, Garage Door | Alpaca, SW7022, LRV 57%   |
| Siding, Windows, Stucco    | Practical Beige, SW6100, LRV 47%<br>Sycamore Tan, SW2855, LRV 28% |
| Doors                      | Folkstone, SW6005, LRV 13%  |

**ROOFING**  
**Certainteed Presidential Shake Series**

Weathered Wood  
Shadow Gray

**Elk Prestique Plus Series**

Weathered Wood  
Antique Slate  
Sable Wood

**GAF Timberline Ultra Series**

Weathered Wood  
Charcoal Blend

**Certainteed Grand Manor**

Stately Black  
Brownstone  
Stonegate Grey

**BRICK**

*No more than two houses can be side by side with the same brick selection*

Lee #851 Halifax Blend  
Lee #183 Jefferson Blend  
Lee #124 Sunset

Lee #165 Roanoke Blend

Boren Brick - Chesapeake  
Nash Brick - Santa Fe

Isenhour - Victorian Rose

Cherokee Sanford#525 -Charleston

Charleston Tumble



# STONE BROOK

## SUPPLEMENTAL GUIDELINES

### LANDSCAPING AND ARCHITECTURE

Governors Club Architectural Review Board, 10134 Governors Drive, Chapel Hill, NC 27517, 919-942-0500, 919-932-8529 (FAX)

**Phase:** 16  
**Lot #'s:** 957 - 1065  
**Streets:** Stone Brook, Turner, Bragg, Hyde

#### SETBACKS

See Article 11.1.11 Setbacks in the *Covenants*<sup>1</sup> for setbacks for Village Home Lots including Stone Brook

#### SUPPLEMENTAL SITE AND LANDSCAPING GUIDELINES FOR STONE BROOK

In addition to the ARB general requirements set forth in the *Covenants* and *Guidelines*<sup>2</sup>, these Supplemental Landscaping Guidelines are applicable to this section of Governors Club.

A. The following are minimum plantings in Stone Brook:

| <u>Quantity</u> | <u>Description</u>   |
|-----------------|--|
| 50              | Shrubs   |
| 10              | Trees: Ornamental, Evergreen, and Shade trees (with each shade tree counting as 2)<br>If numerous good quality trees have been preserved, the landscape architect may request a waiver of this portion of requirement. |

- B. Landscaping must be compatible with the Stone Brook landscaping concept as prescribed in the approved model units.
- C. On sites where there are not sufficient good quality existing shade trees, the landscape architect shall provide for additional shade trees.
- D. Existing trees and vegetation must be maintained in the setback area.
- E. Lake Buffer Strip: Shoreline gradings, using swale and earthen berm shall be designed to detain a minimum of one inch of surface water runoff from all paved surfaces to prevent debris washing into lake. Such design shall appear on the landscaping plan for the Homesite, and shall be evidenced by grade elevations and profile drawings showing typical cross-sections. A combination of the above alternatives will provide a more natural lake shoreline.
- F. In Stone Brook drainage pipes are generally expected to be taken through the curb when drainage is being taken to the street, however, the finished curb must look like the opening had been there from the original installation of the curb, the PSI of concrete must be according to Code.

#### SUPPLEMENTAL ARCHITECTURAL GUIDELINES FOR STONE BROOK

In addition to the *Covenants* and *ARB Guidelines*, these Supplemental Guidelines impose further controls on building fenestration, materials, colors, elevations and site plans in this distinctive Governors Club neighborhood. **Approved plan models A through E are encouraged as elevations and site plans to be built in Stone Brook. Deviations from these plan models will be considered by the ARB on a case by case basis, but all deviations must still conform to the distinctive Stone Brook "look" as described below. All proposed deviations must be clearly identified on the application for improvement.** Unless deviations are specifically requested and approved, all

<sup>1</sup> Restated Declaration of Covenants and Restrictions for Governors Club, Compiled March 2001, as amended from time to time.

<sup>2</sup> Governors Club Architectural Review Board Guidelines, Revised and restated 2003, as amended from time to time.

improvements must comply with these guidelines. Selections of exterior colors and materials are made from a coordinated palette pre-approved by the ARB. Any proposed substitutions of exterior materials or substantial modifications in the plans, footprint, or site must be submitted to the ARB for approval before any changes are made in the field.

Front elevations will have a dry stacked stone foundation base. This base is to be continuous across the front elevation and terminate at locations dictated by the elevation plan. As a minimum the height of this base will be from grade to water table height (floor level) and must be capped. Details for the masonry design should match the application on Homesite 1061, 19021 Stone Brook.

It is the Contractor's responsibility to install the dry stacked natural stone veneer so that it closely matches the veneer on Homesite 1061, paying close attention to the color and size of the stones, and implementation of tight joints with no mortar showing. If it comes to the attention of the ARB at any point that the veneer appears different from that seen on Homesite 1061, the Contractor will be required to remove the veneer and install a 4' L x 3' H section using the correct installation technique for the ARB to review on site before installation can proceed.

Further, it is the responsibility of the contractor to contact the ARB Coordinator when a portion of the stone has been installed so he/she may review the installed portion to ensue that the stone and the method of installation complies with the Stone Brook Supplemental Guidelines.

All exterior wall areas will be covered with stucco, rough sawn square edge cedar siding, or cedar shingles matching the appearance of Lot 1028, 19208 Stone Brook. Any stone applications including front applications must be dry stacked stone matching that of Homesite 1061, 19021 Stone Brook.

Garages can be attached or semi-attached from the main residence with a connected, open breezeway. All garage doors are to be no more than 9' in width (i.e. no double-wide garage doors are permitted). No garage doors should face the street except where site conditions dictate as determined by the ARB during Preliminary/Final. Where plans include a breezeway it can be enclosed.

All windows must be casement type and all windows and glass doors are to have standard pattern muntin grills. Exterior door and window trim should match that of Homesite 1061, 19021 Stone Brook.

Roof pitches for the major roof portions are to be 10/12 pitch minimum, and 12/12 maximum. Dormers should match the designs of plans A through E.

Roof overhangs may encroach into the setback, but are subject to ARB approval.

All residences are to have a front veranda/porch of a minimum depth and width that conforms with respective models A through E.

All exposed flashing and metal roofs to be copper. Gutters and downspouts can be either copper, or aluminum painted to match the trim color.

The front door shall be a six rectangular raised panels solid door with sidelights and a radiused transom (rounded corners), details for which can found in models A through E, and the house on Homesite 1061, 19021 Stone Brook. This door style is considered to be the Stone Brook front entry look and is required.

All garage windows on the front elevations must have window boxes and single sided shutters of a size to cover the window if the shutters were closed. Window boxes and shutters shall match the appearance of front elevations of models A through E or Homesite 1061, 19021 Stone Brook.

**Heated Square Feet Minimum:** See Article 11.1.2 Floor Area in the *Covenants* for minimum square footage of heated floor space for Stone Brook Lot residences.

## Colors and Materials (update of 10.12.20):

### Discussion: Stone Brook Paint Colors;

Stone Brook proposed upgraded guidelines will keep all current colors, with exception of the pale blue gray (homes with this color will be grandfathered as far as repainting this color), introduce the 3 new color schemes paired with the current and 1 existing shutter color option, show no change to the garage doors and allow homeowners to choose whether they use the current window box or no box at all.

### ACTION TAKEN BY THE ARB:

The reintroduction of three new color schemes for Stone Brook, originally approved in October, 2018 and subsequently withdrawn in February, 2019 was approved by a majority vote of the ARB committee members.

|  |   |
|--|---|
| <b>CLAY GROUP:</b>                                   | <b>Fascia and Trim, Windows,</b>  |
|  | <b>Garage Door:</b> <i>Artisan Tan, SW7540, LRV 33%</i>   |
|  | <b>Siding:</b> <i>Nantucket Dune, SW7527, LRV 54%</i>   |
|  | <b>Stucco:</b> <i>STO Pavestone - 31436</i>   |
|  | <b>Doors and Shutters:</b> <i>Black Fox, SW7020, LRV 7%</i><br>(select one) <i>Sea Serpent, SW7615, LRV 7%</i><br><i>Forestwood, SW7730, LRV 8%</i><br><i>Stillwater, SW6223, LRV 10%</i><br><i>Rookwood Dark Red, SW2801, LRV 7%</i><br>Note: Special Order Contractor Item <i>Red Mahogany Stain (SW Stain S64R00515)</i> |
| <b>Gutters:</b> <i>Color to match siding or trim</i> |   |
| <b>BEIGE GROUP:</b>                                  | <b>Fascia and Trim, Windows,</b>  |
|  | <b>Garage Door:</b> <i>Sandy Ridge, SW7535, LRV 28%</i>   |
|  | <b>Siding:</b> <i>Sandbar, SW7547, LRV 53%</i>  |
|  | <b>Stucco:</b> <i>STO Ivory Key -10522</i>  |
|  | <b>Doors and Shutters:</b> <i>Black Fox, SW7020, LRV 7%</i><br>(select one) <i>Sea Serpent, SW7615, LRV 7%</i><br><i>Forestwood, SW7730, LRV 8%</i><br><i>Stillwater, SW6223, LRV 10%</i><br><i>Rookwood Dark Red, SW2801, LRV 7%</i><br>Note: Special Order Contractor Item <i>Red Mahogany Stain (SW Stain S64R00515)</i> |
| <b>Gutters:</b> <i>Color to match siding or trim</i> |   |
| <b>GRAY GROUP:</b>                                   | <b>Fascia and Trim, Windows,</b>  |
|  | <b>Garage Door:</b> <i>Adaptive Shade, SW7053, LRV 21%</i>  |
|  | <b>Siding, Windows:</b> <i>Analytical Gray, SW7051, LRV 47%</i>   |
|  | <b>Stucco:</b> <i>STO Gray Dawn -33137</i>  |
|  | <b>Doors and Shutters:</b> <i>Black Fox, SW7020, LRV 7%</i><br>(select one) <i>Sea Serpent, SW7615, LRV 7%</i><br><i>Forestwood, SW7730, LRV 8%</i><br><i>Rookwood Dark Red, SW2801, LRV 7%</i><br>Note: Special Order Contractor Item <i>Red Mahogany Stain (SW Stain S64R00515)</i>                                       |
| <b>Gutters:</b> <i>Antique Ivory</i>                 |   |

**Colors and Materials (PRE-update of 10.12.20):**

|   |   |
|---|---|
| <b>CLAY GROUP:</b>  | <b>Fascia and Trim, Windows,</b>  |
|   | <b>Garage Door:</b> <i>Sycamore Tan, SW2855, LRV 28%</i>  |
|   | <b>Siding:</b> <i>Wool Skein, SW6148, LRV 64%</i>   |
|   | <b>Stucco:</b> <i>STO Ivory Key - 10522</i>   |
|   | <b>Doors and Shutters:</b> <i>Roycraft Bottle Green, SW2847, LRV 4%</i><br><i>(select one) Black Swan, SW6279, LRV 4%</i><br><i>Rookwood Dark Red, SW2801, LRV 7%</i> |
| <b>Note:</b> Special Order Contractor Item <i>Red Mahogany Stain (SW Stain S64R00515)</i> |   |
| <b>Gutters:</b> <i>306 Clay</i>   |   |

|   |   |
|---|---|
| <b>PEARL GROUP:</b><br><br><b>DISCONTINUED</b><br>10.12.2020                              | <b>Fascia and Trim, Windows,</b>  |
|   | <b>Garage Door:</b> <i>Unusual Gray, SW7059, LRV 39%</i>  |
|   | <b>Siding:</b> <i>Repose Gray, SW7015, LRV 60%</i>  |
|   | <b>Stucco:</b> <i>STO Gray Flannel -11504</i>   |
|   | <b>Doors and Shutters:</b> <i>Roycraft Bottle Green, SW2847, LRV 4%</i><br><i>(select one) Black Swan, SW6279, LRV 4%</i><br><i>Rookwood Dark Red, SW2801, LRV 7%</i> |
| <b>Note:</b> Special Order Contractor Item <i>Red Mahogany Stain (SW Stain S64R00515)</i> |   |
| <b>Gutters:</b> <i>Pearl Gray</i>   |   |

|   |   |
|---|---|
| <b>ANTIQUÉ<br/>IVORY GROUP:</b>   | <b>Fascia and Trim, Windows,</b>  |
|   | <b>Garage Door:</b> <i>Basket Beige, SW6143, LRV 43%</i>  |
|   | <b>Siding, Windows:</b> <i>Antique White, SW2119, LRV 74%</i>   |
|   | <b>Stucco:</b> <i>STO Autumn Wheat -10612</i>   |
|   | <b>Doors and Shutters:</b> <i>Roycraft Bottle Green, SW2847, LRV 4%</i><br><i>(select one) Black Swan, SW6279, LRV 4%</i><br><i>Rookwood Dark Red, SW2801, LRV 7%</i> |
| <b>Note:</b> Special Order Contractor Item <i>Red Mahogany Stain (SW Stain S64R00515)</i> |   |
| <b>Gutters:</b> <i>Antique Ivory</i>  |   |

|                                   |  |
|-----------------------------------|--|
| <b>Foundation Exterior Walls:</b> | Dry stacked stone to match Homesite 1061, 19021 Stone Brook. Painted stucco, rough sawed square edge cedar siding, or cedar shingles matching the appearance of 1028, 19208 Stone Brook.   |
| <b>Roofing:</b>                   | Asphalt, GAF Timberline Ultra Series, Weathered Wood color with a minimum 40 year warranty.  |
| <b>Gutters:</b>                   | Must be copper, or aluminum painted to match the house trim.   |
| <b>Windows:</b>                   | Casement type, clad or non clad snap in grills or simulated divided light (SDL).   |
| <b>Window &amp; Door Trim:</b>    | Must be window and door trim approved for model units A through E and match the trim treatment on Homesite 1061, 19021 Stone Brook.  |
| <b>Garage Doors:</b>              | Dalton Carriage House Series 9700 Westfield Arched Top (WAT) or Providence Arched Top (PAT) doors. See <a href="https://www.wayne-dalton.com/carriage-house-steel-garage-doors-9700">https://www.wayne-dalton.com/carriage-house-steel-garage-doors-9700</a> . If windows are desired, the 6 or 8 Window Arched (S) should be used with the WAT and the Plain Window Arched should be used with the PAT. |
| <b>Driveway:</b>                  | Concrete; concrete with flagstone accents; exposed aggregate concrete  |
| <b>Patios:</b>                    | Concrete; flagstone; exposed aggregate.  |
| <b>Decks:</b>                     | Floor deck 5/4" X 6" nominal; handrails must be painted and match those of Homesite 1061, 19021 Stone Brook; lattice work is not allowed.  |
| <b>Retaining Walls:</b>           | If walls are approved by ARB - Dry stacked stone or stucco.  |
| <b>Columns &amp; Brackets</b>     | Must match those of model Homesite 1061, 19021 Stone Brook. Bracket spec. detail available at the POA.   |

\*\*\*\*\*See reverse side for Stone Brook Detail Spec Sheet\*\*\*\*\*

**TRYON COURTE SUPPLEMENTAL GUIDELINES  
LANDSCAPING AND ARCHITECTURE**

Governors Club Architectural Review Board, 10134 Governors Drive, Chapel Hill, NC 27517, 919-942-0500, 919-932-8529 (FAX)

**Phase:** 7  
**Lot #'s:** 486 - 551  
**Streets:** Burrington, Everard, Hasell, Moseley, Rice, Rowan, Tryon

**SETBACKS**

See Article 11.1.11 Setbacks in the *Covenants* for setbacks for Village Home Lots including Tryon Courte.

Unless otherwise shown on a recorded plat, the minimum setbacks are:

- A. Front yard - 15 ft., ARB will determine fronting street for corner lots
- B. Rear yard - Adjacent to golf course - 30 ft., all others - 20 ft.
- C. Side yard - 5 ft. each side, or in special rare situations 3 ft. on one side and 7 on the opposite side, must be approved by ARB representative prior to siting house on lot

Roof overhangs may encroach into the setback, but are subject to ARB approval.

**SUPPLEMENTAL SITE AND LANDSCAPING GUIDELINES FOR TRYON COURTE**

In addition to the ARB general requirements set forth in the *Covenants* and *Guidelines*, these Supplemental Landscaping Guidelines are applicable to this section of Governors Club.

Tryon Courte plantings - minimum size requirements (*NOTE: See ARB Guidelines for minimum size requirements :*

| <u>Quantity</u> | <u>Description</u>   |
|-----------------|--|
| 50              | Shrubs   |
| 10              | Trees: Ornamental, Evergreen, & Shade trees (with each shade tree counting as 2). If numerous good quality trees have been preserved, landscape architect may request a waiver of this portion of requirement. |

**SUPPLEMENTAL ARCHITECTURAL GUIDELINES FOR TRYON COURTE**

In addition to the *Covenants* and *Guidelines*, these Supplemental Guidelines impose further controls on building fenestration, materials, colors, elevations and site plans in Tryon Courte. Please refer to approved plans, conceptual site plans, and specifications available from the designated architects. Owners may choose from among the approved architectural plans which have been carefully crafted to convey a unifying design theme. A Preliminary and a Final Presentation to the ARB are required due to the time it takes to get the engineer's review of proposed drainage. Select exterior colors and materials from the coordinated palette pre-approved by the ARB available online at: [www.governorsclubpoa.com](http://www.governorsclubpoa.com). **Any proposed modifications to exterior materials, plans, footprint, or siting must be submitted to the ARB for approval before any changes are made in the field.**

**Heated Square Footage:**

All residences shall conform to the following minimum: First floor - 1,500 sq. ft.

**Colors and Materials:**

| <u>Description</u>                           | <u>Color/Type</u>  | <u>Material/Selection</u>   |
|--|--|---|
| <b>Siding:</b><br><i>Choose one color</i>    | Mega Greige, SW7031, LRV 38%<br>Perfect Greige, SW6073, LRV 41%<br>Amazing Gray, SW7044, LRV 48% | Beaded wood, 1" X 8" with 6" exposure.<br>Second story exteriors must be siding, not brick. |
| <b>Dormers/Accents:</b>                      | Dormers to match siding color; Accents - choose siding or trim color (ARB approved)              | Beaded wood, stucco, or straight edge Cedar shingle siding.                                 |
| <b>Fascia and Trim:</b>                      | White Duck, SW7010, LRV 75%  | Wood or synthetic (with ARB approval)   |
| <b>Stucco:</b>                               | Stolit #10622, Indiana Limestone   | Hardcoat Portland cement stucco   |
| <b>Chimney</b>                               | Must be stucco (siding color) or brick   | Brick (Lee #165) or stucco, siding not allowed  |
| <b>Brick (only on 1<sup>st</sup> story):</b> | Lee #165   | Roanoke Blend - only on first floor exterior.   |
| <u>Description</u>                           | <u>Color/Type</u>  | <u>Material/Selection</u>   |
| <b>Mortar:</b>                               | Buff - CM115   |   |

|   |  |  |
|---|--|--|
| <b>Front Doors:</b>   | White Duck, SW7010, LRV 75% or transparent wood colored stain  | Wood, six raised panels  |
| <b>Back &amp; Side Doors:</b>   | White Duck, SW7010, LRV 75%  | Wood, 6 raised panels or equivalent steel doors.   |
| <b>Patio Doors:</b>   | Swinging patio or French doors   | Match windows in style & manufacturer.   |
| <b>Garage Doors:</b>  | White Duck, SW7010, LRV 75%  | Overhead Door Series 201 wood frame door with raised Masonite panels or Overhead Door Series 391 steel doors with raised panels.   |
| <b>Roofing:</b>   | Shadow Gray  | Certainteed Presidential Shake Series, 40 yr.  |
| <b>Windows:</b>   | White Duck, SW7010, LRV 75%  | Double hung wood frame; wood grilles or clad windows w/Simulated Divided Light or Grilles Between Glass. Casement windows for limited applications (i.e. above kitchen sink where access poor for double hung window). Window exteriors to have traditional brick molding. |
| <b>Driveways:</b>   | Smooth brushed concrete (with no color additives, stamping or pebble textures).  | Brick Inlays are encouraged.   |
| <b>Walkways and Stoops:</b>   | Smooth brushed concrete (with no color additives, stamping or pebble textures) or solid brick or brick shaped pavers to match Lee # 165 Roanoke Blend.   | Brick inlays are encouraged on walkways. Brick edging encouraged on stoops. Walkways shall be constructed to enter only from designated residential street not from Tryon Road.  |
| <b>Deck Railings, Deck Posts, Banisters, Balusters, Newels and Band Boards:</b><br><br><i>(See Deck/Rail Drawings for Design Details)</i> | Matching the trim color (White Duck, SW7010) is the preferred choice for posts, railings, band boards, newels, balusters and all vertical elements on decks and/or exterior stairs. If maintenance issues are a concern, the ARB will consider: matching to the siding color (Mega Greige, SW7031; Perfect Greige, SW6073; Amazing Gray, SW7044); or matching to brick (Lee #165 Roanoke Blend). SW6061, Tan Bark, is a close match to the brick color, or choose other brand opaque stain to match brick. | Painted kiln dried wood treated or engineered wood; balusters must be 2"x 2" square.   |
| <b>Deck and Patio Supports:</b>   | <i>(See Detailed Architectural Drawings)</i> Deck, patio supports - Lee #165 Roanoke Blend<br><br><b>Less than 2 feet above grade:</b><br><b>From 2 to 4 feet above grade:</b><br><br><b>Over 4 feet above grade:</b>  | Areas under deck or areas to be used for storage of any kind must have brick perimeter walls.<br><br>Solid Brick Wall.<br>8"x 8" Pressure Treated Wood, or 12"x 12" Brick Piers w/landscaping to screen underneath.<br>12" x 12" Brick Piers.                              |
| <b>HVAC units, trash cans and generators and all objects stored outside:</b>  | Brick Enclosure (Lee #165 Roanoke Blend):  | Screened by solid or pierced brick enclosure. (In rare cases, tall, dense, doubled, staggered rows of evergreens are acceptable to hide units)   |
| <b>Outdoor Lighting:</b>  | Progress #P5606-10:<br><br>Recessed can lights:  | Deck / Wall Lights: As shown on final plans (no post lights)<br><br>In soffits above garage door - <b>required</b> .   |
| <b>Optional Outdoor Lighting:</b>   | Progress #P5204-38:<br>Progress #P5847-10:<br>Progress #P5235-31:  | All walk lights.<br>Ceiling mounted at front entry stoop areas.<br>Up lights, yard lights.   |

# VANCE VILLA SINGLE FAMILY HOMES

## SUPPLEMENTAL GUIDELINES

### LANDSCAPING AND ARCHITECTURE

Governors Club Architectural Review Board, 10134 Governors Drive, Chapel Hill, NC 27517, 919-942-0500, 919-932-8529 (FAX)

**Phase:** 10  
**Lot #'s:** 666 - 714  
**Streets:** Carteret, Dobbs, Drummond, Gibbs, Vance Knoll

#### **SETBACKS**

See Article 11.1.11 Setbacks in the *Covenants*<sup>1</sup> for setbacks for Village Home Lots including Vance Villa Single Family Homes

#### **SUPPLEMENTAL SITE AND LANDSCAPING FOR VANCE VILLA SINGLE FAMILY HOMES**

In addition to the ARB general requirements set forth in the *Covenants* and *Guidelines*<sup>2</sup>, these Supplemental Landscaping Guidelines are applicable to this section of Governors Club.

The Guidelines for the Vance Villas single family home is similar to those of Walker Falls.

1. Setbacks shall match Walker Falls' setbacks except where plat specifies setback.
2. Emphasize woodlands settings.
3. Incorporate 6' landscape strip along the street.
4. Buffer area to include evergreen trees and have 4" of pine straw mulch.
5. The 6 Loblolly pines (6' to 8') can be substituted for deciduous trees with ARB approval.
6. Gutters to be attached to underground pipes, connected to drainage structures.
7. Storm water managed so as to not run onto neighboring property whenever possible.

#### **Street Planting:**

An undulating turf fescue grass strip, 6 to 30 feet wide, along the street pavement edge is required, and must be installed as sod for immediate and predictable coverage.

#### **Front Yard Buffer Strip:**

- The front yard buffer strip will start at the end of the undulating grass strip and end at the front of the house. Since homes have setbacks that will vary, the width of this strip varies. The purpose of this buffer strip is to recreate the naturalistic look of the neighborhood after site grading.
- Loblolly Pines are used as a backdrop plant. Cultivar dogwoods are used as a understory flowering tree. Red Sunset Maples are used as a quasi-street tree, spaced approximately 40 feet apart in an undulating line.
- Driveways and walks may pierce the front yard buffer strip.
- Front Yard Buffer Strip shall contain the following:

| <u>Quantity</u> | <u>Description</u>  |
|-----------------|---|
| 1               | "Red Sunset" red maple (3-3 ½ inch caliper) per 40 linear feet of road frontage |
| 6               | Loblolly Pines (6 to 8 feet tall) if house setback is 15 to 20 feet             |

<sup>1</sup> Restated Declaration of Covenants and Restrictions for Governors Club, Compiled March 2001, as amended from time to time.

<sup>2</sup> Governors Club Architectural Review Board Guidelines, Revised and restated 2003, as amended from time to time.

- 8 Loblolly Pines (6 to 8 feet tall) if setback is over 25 feet. *May be supplemented with smaller pines (2-3feet tall) where conditions required additional planting.*
- 3 "Cloud Nine" flowering dogwoods (5 to 6 feet tall)
- 6 Wax Myrtles, dwarf Burford Hollies (36-42 inches tall) for parking area screening
- 4" Four inches of pine straw mulch

### Side Yards:

- As much of the existing vegetation as possible shall be maintained.
- Side Yard shall contain a minimum of the following:
 

| <u>Quantity</u> | <u>Description</u>   |
|-----------------|--|
| 5               | Flowering Dogwood or Amelanchier (4 to 5 feet tall)  |
| 6               | Loblolly Pines ( 4 to 5 feet tall)   |
| 2               | Shade trees (2 to 2 ½ " caliper) – Red Maple, Scarlet Oak, Tulip Poplar, River Birch or other indigenous species |
| 3               | Wax Myrtle, Dwarf Burford Holly to screen HVAC unit(s)   |
| 4"              | Four inches of pine straw mulch  |
- Major swales will be stabilized with periwinkle, ivy, or winter creeper (*coloratus euonymus*) ground cover.
- HVAC units are to be fully screened with a staggered double row of evergreen plant material at least as high as the units when planted.
- Utility meters on the side of the house are to be painted with a color to blend with the background surface and be screened.

### Rear Yards/Golf Course Buffer Strip:

- Rear yard/Golf Course buffer strip shall contain the following:
 

| <u>Quantity</u> | <u>Description</u>  |
|-----------------|---|
| 9               | Wax Myrtles (minimum) or other shrub (36 to 42 inches) to screen underside of decks |
- Retain as much of the existing vegetation as possible.
- A lawn area behind the house is permissible. However, the lawn area is to be minimal to retain as much wooded area as possible.
- Lots bordering the golf course may have a setback greater than 30 feet wide. This setback is also the Golf Course Buffer Strip. The golf Course Buffer Strip and setback is to remain undisturbed except for general cleanup such as removal of dead wood, vines, and unsightly undergrowth. The Golf Course Buffer Strip will be mulched with hardwood mulch.
- When the rear yard has been denuded of trees, the yard is to be revegetated with six trees. These trees can be all shade trees, all understory trees, or a mixture of shade and understory trees. Existing trees to remain in the golf course buffer will count towards this tree count. Shade trees are to be a minimum two 2.5 inch caliper. Understory trees are to be a minimum of 4 to 5 feet tall. Loblolly Pines (minimum height 6 to 8 feet) are to be planted in the golf course buffer.
- All rear yards and golf course buffers combined are to have a minimum of 6 trees.

*All plant sizes indicated are the size when planted.*

### Irrigation:

All Homesites are to be irrigated with surface, pop-up sprinklers. Drip irrigation is not allowed, except for shrubbery. For existing homes, the irrigation approved at the time is acceptable.

### Driveway Options:

- All concrete with 4-foot square grid pattern in parking rectangle.
- Brick paver border with scored concrete paving in parking rectangle.
- Brick pavers in parking rectangle.



## SUPPLEMENTAL ARCHITECTURAL GUIDELINES FOR VANCE VILLA SINGLE FAMILY HOMES

In addition to the *Covenants* and *Guidelines*, these Supplemental Guidelines impose further controls on building fenestration, materials, colors, elevations and site plans in this distinctive Governors Club neighborhood. Property owners may review approved plans, conceptual site plans, and specifications at the Master Association office. In general, for each of these neighborhoods, owners may choose from among the approved architectural plans carefully crafted to convey a unifying design theme. Selections of exterior colors and materials are made from a coordinated palette pre-approved by the ARB. Any proposed substitutions of exterior materials or substantial modifications in the plans, footprint, or site must be submitted to the ARB for approval before any changes are made in the field.

### **Heated Square Feet Minimum:**

See Article 11.1.2 Floor Area in the *Covenants* for minimum square footage of heated floor space for Vance Villa Single Family residences.

### **Variances:**

- Modifications of Vance Villa Single Family Homes architectural or landscape plan requires a variance
- The ARB will carefully consider the merits of the modification
- Approval will be based on the applicable plans, conceptual site plans, specifications and neighboring Homesites

### **Colors and Materials:**

|                           |                              |                                    |
|---------------------------|------------------------------|------------------------------------|
| <b>SIDING:</b>            | Kilim Beige, SW6106, LRV 60% | Beaded 1" X 8" cedar               |
| <b>FASCIA &amp; TRIM:</b> | Mega Greige, SW7031, LRV 38% | Wood, painted                      |
| <b>STUCCO:</b>            | STO - Soapstone #2060        |                                    |
| <b>STONE:</b>             | Tennessee Fieldstone         | Should be like the gatehouses      |
| <b>DOORS:</b>             | Jasper, SW6216, LRV 3%       | Wood, painted or stained           |
| <b>GARAGE DOORS:</b>      | Mega Greige, SW7031, LRV 38% | Overhead Series 151<br>Metal Doors |
| <b>ROOFING:</b>           | Driftwood                    | Certainteed Landmark Pro           |
| <b>WINDOWS:</b>           | Craftline Clad - White       |                                    |
| <b>DECK:</b>              | Cabot's Driftwood Gray       | Pressure treated pine              |
| <b>HANDRAIL:</b>          | Mega Greige, SW7031, LRV 38% | 1" X 1" steel                      |
| <b>LOUVERS:</b>           | Mega Greige, SW7031, LRV 38% |                                    |
| <b>DORMERS:</b>           | Mega Greige, SW7031, LRV 38% |                                    |

# WALKER FALLS

## SUPPLEMENTAL GUIDELINES (UPDATED 1-25-2021)

### LANDSCAPING AND ARCHITECTURE

Governors Club Architectural Review Board, 10134 Governors Drive, Chapel Hill, NC 27517, 919-942-0500, 919-932-8529 (FAX)

**Phase:** 11  
**Lot #'s:** 742 - 770  
**Streets:** Walker and Daniel

#### SETBACKS

See Article 11.1.11 Setbacks in the *Covenants*<sup>1</sup> for setbacks for Village Home Lots including Walker Falls Lots.

#### SUPPLEMENTAL SITE AND LANDSCAPING FOR WALKER FALLS

*(All plant sizes indicated are the size when planted)*

In addition to the ARB general requirements set forth in the *Covenants* and *Guidelines*<sup>2</sup>, these Supplemental Landscaping Guidelines are applicable to this section of Governors Club.

#### **Street Planting:**

An undulating turf fescue grass strip, 6 to 30 feet wide, along the street pavement edge is required, and must be installed as sod for immediate and predictable coverage.

#### **Front Yard Buffer Strip:**

- The front yard buffer strip will start at the end of the undulating grass strip and end at the front of the house. Since homes have setbacks that will vary, the width of this strip varies. The purpose of this buffer strip is to recreate the naturalistic look of the neighborhood after site grading.
- Loblolly Pines are used as a backdrop plant. Cultivar dogwoods are used as an understory flowering tree. Red Sunset Maples are used as a quasi-street tree, spaced approximately 40 feet apart in an undulating line.
- Driveways and walks may pierce the front yard buffer strip.
- Front Yard Buffer Strip shall contain the following:

| <u>Quantity</u> | <u>Description</u>  |
|-----------------|---|
| 1               | "Red Sunset" red maple (3-3 ½ inch caliper) per 40 linear feet of road frontage   |
| 6               | Loblolly Pines (6 to 8 feet tall) if house setback is 15 to 20 feet   |
| 8               | Loblolly Pines (6 to 8 feet tall) if setback is over 25 feet. <i>May be supplemented with smaller pines (2-3feet tall) where conditions required additional planting.</i> |
| 3               | "Cloud Nine" flowering dogwoods (5 to 6 feet tall)  |
| 6               | Wax Myrtles, dwarf Burford Hollies (36-42 inches tall) for parking area screening   |
| 4"              | Four inches of pine straw mulch or an appropriate amount of hardwood mulch (~2").   |

#### ***Other Supplementals read as follows:***

***50 shrubs***

***10 trees to include a combination of Ornamental, Evergreen, and Shade trees (Each Shade tree = 2 trees)***

#### **Side Yards:**

- As much of the existing vegetation as possible shall be maintained.
- Side Yard shall contain a minimum of the following:

<sup>1</sup> Restated Declaration of Covenants and Restrictions for Governors Club, Compiled March 2001, as amended from time to time.

<sup>2</sup> Governors Club Architectural Review Board Guidelines, Revised and restated 2003, as amended from time to time.

| <u>Quantity</u> | <u>Description</u>  |
|-----------------|---|
| 5               | Flowering Dogwood or Amelanchier (4 to 5 feet tall)   |
| 6               | Loblolly Pines (4 to 5 feet tall)   |
| 2               | Shade trees (2 to 2 ½" caliper) – Red Maple, Scarlet Oak, Tulip Poplar, River Birch or other indigenous species |
| 3               | Wax Myrtle, Dwarf Burford Holly to screen HVAC unit(s)  |
| 4"              | Four inches of pine straw mulch or an appropriate amount of hardwood mulch (~2").                               |

- Major swales will be stabilized with periwinkle, ivy, or winter creeper (*coloratus euonymus*) ground cover.
- HVAC units are to be fully screened with a staggered double row of evergreen plant material at least as high as the units when planted.
- Utility meters on the side of the house are to be painted with a color to blend with the background surface and be screened.

### **Rear Yards/Golf Course Buffer Strip:**

- Rear yard/Golf Course buffer strip shall contain the following:

| <u>Quantity</u> | <u>Description</u>  |
|-----------------|---|
| 9               | Wax Myrtles (minimum) or other shrub (36 to 42 inches) to screen underside of decks |

- Retain as much of the existing vegetation as possible.
- A lawn area behind the house is permissible. However, the lawn area is to be minimal to retain as much wooded area as possible.
- Lots bordering the golf course may have a setback greater than 30 feet wide. This setback is also the Golf Course Buffer Strip. The golf Course Buffer Strip and setback is to remain undisturbed except for general cleanup such as removal of dead wood, vines, and unsightly undergrowth. The Golf Course Buffer Strip will be mulched with hardwood mulch.
- When the rear yard has been denuded of trees, the yard is to be revegetated with six trees. These trees can be all shade trees, all understory trees, or a mixture of shade and understory trees. Existing trees to remain in the golf course buffer will count towards this tree count. Shade trees are to be a minimum two 2.5 inch caliper. Understory trees are to be a minimum of 4 to 5 feet tall. Loblolly Pines (minimum height 6 to 8 feet) are to be planted in the golf course buffer.
- All rear yards and golf course buffers combined are to have a minimum of 6 trees.

**Lake Buffer Strip:** Shoreline gradings, using swale and earthen berm shall be designed to detain a minimum of one inch of surface water runoff from all paved surfaces. Such design shall appear on the landscaping plan for the Homesite, and shall be evidenced by grade elevations and profile drawings showing typical cross-sections. A combination of the above alternatives will provide a more natural lake shoreline.

### **Irrigation:**

All Homesites are to be irrigated with surface, pop-up sprinklers. Drip irrigation is not allowed, except for shrubbery. For existing homes, the irrigation approved at the time is acceptable.

### **Driveway Options:**

- All concrete with 4-foot square grid pattern in parking rectangle.
- Brick paver border with scored concrete paving in parking rectangle.
- Brick pavers in parking rectangle.

## **SUPPLEMENTAL ARCHTECTURAL GUIDELINES FOR WALKER FALLS**

In addition to the *Covenants* and *Guidelines*, these Supplemental Guidelines impose further controls on building fenestration, materials, colors, elevations and site plans in this distinctive Governors Club neighborhood. Property Owners may review approved plans, conceptual site plans, and **specifications at the Master Association office. In general, for each of these neighborhoods, owners** may choose from among the approved architectural plans carefully crafted to convey a unifying design theme. Selections of exterior colors and materials are made from a coordinated palette pre-approved by the ARB. Any proposed substitutions of exterior materials or substantial modifications in the plans, footprint, or site must be submitted to the ARB for approval before any changes are made in the field.

### **Heated Square Feet Minimum:**

See Article 11.1.2 Floor Area in the *Covenants* for minimum square footage of heated floor space for Walker Falls Lot residences.

### **Modifications:**

- Modifications of Walker Falls architectural or landscape plans will be considered on a case by case basis.
- The ARB will carefully consider the merits of the modification
- Approval will be based on the applicable plans, conceptual site plans, specifications and neighboring Homesites

### **Colors and Materials** *(No more than two houses can be side by side with the same brick selection):*

|   |  |  |
|---|--|--|
| <b>SIDING:</b>                                | Cabot's O.V.T. Solid Stain - Navajo White<br>Pavilion Beige (200%), SW7512, LRV 48%<br>Colonnade Gray, SW7641, LRV 52%   | Beaded 1" X 8" cedar   |
| <b>FASCIA &amp; TRIM:</b>                     | Antique White, SW2119, LRV 74%<br>Eider White, SW7014, LRV 74%   | Wood, painted  |
| <b>STUCCO:</b>                                | Stolit - color #10522  |  |
| <b>BRICK:</b>                                 | Lee #206 - Red<br>Chocolate (available at Custom Brick Co. in Raleigh<br>or Palmetto Brick Co. in South Carolina)<br>Greystone, available at Palmetto Brick Co., Cheraw, S.C.<br>Dark Red, available at Palmetto Brick Co., Cheraw, S.C. | Wire Cut<br>Wire Cut<br>.75 Smooth<br>Wire Cut               |
| <b>MORTAR:</b>                                | Buff - CM115   |  |
| <b>DOORS: (Front)</b>                         | Owners choice compatible with home color, LRV 74%.   | Wood, painted or stained                                     |
| <b>GARAGE DOORS:</b>                          | Antique White, SW2119, LRV 74%   | Overhead Series 151, Wood frame<br>with flat masonite panels |
| <b>ROOFING:</b>                               | Shadow Gray<br>Weathered Wood  | Certainteed Presidential Shake<br>Certainteed Landmark Pro   |
| <b>WINDOWS:</b>                               | Craftline Clad - White   |  |
| <b>DECK:</b>                                  | To match the home siding or trim color.  | Pressure treated pine  |
| <b>RAIL:</b>                                  | To match the home siding or trim color.  | 1" X 1" steel - Horizontal                                   |
| <b>GARAGE AND<br/>FRONT PORCH<br/>LIGHTS:</b> | 1. Garage lights shall be primarily glass and no larger than 10" wide, 20" High, and 10" Diameter.<br>2. Front porch lights shall be primarily glass and no larger than 14" in Diameter and 24" High.                                    |  |