

Owner's Guide to Building a Home at Newbegun Land

Dear Lot Owner:

Welcome to Newbegun Land. This Owner's Guide To Building a Home in Newbegun Land has been developed for your reference in preparing to submit your house plans to the Architectural Review Board (ARC).

Standard submission forms have been included for your convenience. They are located on page _____ and should be attached to any plans and proposed additions.

Careful review of this guide will expedite the approval process. We look forward to working with you and please do not hesitate to call if you have any questions.

ARCHITECTURAL REVIEW COMMITTEE

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I. Statement of Policy and Procedure

Newbegun Land Homeowner's Association, Inc. is dedicated to the creation of a residential community of the highest quality, one that blends harmoniously with nature. This requires a compatibility of architecture, landscaping and planning which can only be achieved through careful measures.

Consistent and reasonable control of architectural design, landscaping, and positioning of single family detached homes is valuable in a community of the caliber of Newbegun Land. Such measures, achieved through uniform review of procedures will protect environmental quality, encourage design excellence, preserve and enhance property values, and importantly, foster owner satisfaction and pride.

The purpose of this guide is to assist you with expediting the approval of your plans for a home at Newbegun Land – a home in which you may long value and enjoy.

II. Covenants and Restrictions Overview

Pursuant to authority granted to it in the By-laws and the Restrictive Covenants (RC), the ARC has established certain additional covenants, regulations, and restrictions which supplement and correlate those contained in recorded documents. A copy of the same can be obtained from the Pasquotank County of Deeds Book # 491, page 555.

Lot Preparation

As you prepare to clear your lot, please remember the natural beauty of Newbegun Land. We hope that tree preservation will be a priority in your site plan. (See item #24, page 12 of RC).

Keep in mind the importance of proper drainage from both your home and lot. Discharge of water from such sources as Water-to-Air heating systems into ditches is discouraged. All drain pipes from driveways must conform to county standards. (See item #23 of RC). A reputable grading contractor can assist you with the requirements of lot preparation.

Due to new requirements of the Division of Water Quality, cosmetic piping of yards is no longer acceptable. **Therefore, no piping shall be allowed except that minimum amount necessary to direct runoff beneath an impervious surface such as a road and that minimum amount needed under driveways to provide access to lots.** This requirement is enforceable by North Carolina State Laws. Incorrectly engineered piping of ditches within Drainage Easements may be removed in order to preserve and direct storm water runoff.

Structure

The placement of your home on your lot shall follow setback requirements as defined in items #9 and #10 of the RC. Careful consideration of the placement of your home in relation to your neighbors is encouraged.

Minimum dwelling size and roof pitch requirements are specified under item #11 of the RC.

Landscaping

Your landscaping plan and/or changes must be submitted to and approved by the ARC. One copy is retained for their records. (See item #13 of RC). The following items are among those that must be reviewed. (Item #17 of RC)

Piers	Dog Pens	Yard Ornaments
Sidewalks	Driveways	Exterior Lighting
Birdbaths	Playhouses	Private Signs
Mail Boxes		Satellite Dishes

Fences

We enjoy the openness of the neighborhood, and discourage the fencing of properties. If at all possible, a living fence would be much preferred. If a fence is necessary, we recommend that the fence would only encompass the back yard, and not the side yard. In consideration of your neighbor, please place the good side out, and build the fence at least one foot within the property line so that the owner can properly maintain its appearance.

Erect the fence at a minimum height to fulfill needs so as not to obstruct your neighbors view of the water.

Additions / Modifications

The addition of dwelling, garage, carport or other structure shall not be commenced until the plans have been submitted in writing and approved by the ARC. (See item #12 of RC).

III. Construction and Submission Guidelines

The ARC enforces certain general guidelines and procedures, which are set forth in the Restrictive Covenants. Your adherence to the guidelines will assist you in receiving approval of your house plans.

- A. No construction, which term shall include within its definition clearly, excavation, grading, and other site work, shall take place except in strict compliance with these regulations, until the requirements thereof have been fully met, and until the approval of the ARC has been obtained. (#12 RC)
- B. A set of plans containing front, rear, and side elevations and a floor plan shall be submitted to the chairman of the ARC 30 days prior to proposed site clearing.
- C. The ARC shall have jurisdiction over all original construction on any lot and later changes or additions after initial approval thereof together with any modifications, additions, or alterations subsequently to be constructed on any improvements initially approved.
- D. The ARC shall approve or disapprove plans, specifications and details submitted in accordance with its procedures within 30 days from the receipt thereof. Any appeal of the ARC's decision must be submitted in writing to the officers of the HOA.
- E. A house that is under construction must be completed within 12 months. (#13 RC)
- F. The ARC will retain a copy of building plans until completion.
- G. Neither the Developer nor the Committee nor the Board of Directors or any architecture agent thereof shall be responsible in any way for any defects in plans, specifications or details submitted, revised or approved in accordance with the provisions contained herein or in the guidelines, nor for any structure of other defect in any construction.

IV. Summary

The ARC reserves the right to reject any site, buildings, or landscaping plans and specifications which are not desirable in its opinion for any reason, including purely aesthetic reasons.

The ARC, however, has no intention of acting in an arbitrary and capricious manner, only in a manner designed to preserve the quality environment of Newbegun Land. To this end, it will consider the harmony of external design of proposed new structures as they relate to the surrounding neighborhood.

Visual impact of the structures from adjacent or neighboring properties will be evaluated, as well as basic curbside appeal from the standpoint of street traffic.

To: Architectural Review Committee

From: _____

Re: Submission of Required Exhibits to Obtain Approval of Proposed Construction

I hereby submit the attached plans for a _____ to be reviewed by the Architectural Control Committee.

In addition to reading the Guide to Building a Home at Newbegun Land Subdivision, I have read and understood fully the original Restrictive Covenants dated August 15, 1980 as recorded in Deed Book 426, page 859 and the amended Restrictive covenants dated October 20, 1988 as recorded in Deed Book 491, page 555 of Pasquotank County.

Date

Signature of Lot Owner

Date

Signature of Lot Owner

Submission I

Date Received: _____

Disposition: _____

Date Returned: _____

Comments:

Signatures of Committee

Submission II

Date Received: _____

Disposition: _____

Date Returned: _____

Comments:

Signatures of Committee
