

Architectural Guidelines

SUNALEI PRESERVE

Blue Ridge Professional Property Services

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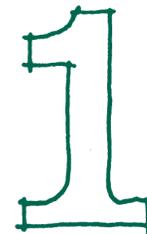
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Some sites are dominated by nature with dizzying views, rushing water, or bracing breezes. Human nature being what it is, we tend not to flee from this power but instead to build securely and then provide lookouts and pathways that allow us to venture into the very teeth of the wildness. For these sites, the buildings enrich and soften raw nature.*





Sunalei Preserve...

Where Roughing It Is Not A Hardship

In the Blue Ridge Mountains, and upon the highest mountain contained within Watauga County, Sunalei Preserve presents a unique residential community. From the heavily forested mountain ridges over 5,500 feet in elevation to the rolling pastures, Sunalei possesses great natural beauty. The Sunalei objective is to respect and enhance this natural beauty through sensitive and thoughtful development.

As a place of permanent living, Sunalei is a fine residential community as well as a retreat. Offering a varied selection of detached homes sites, called “homesteads”, and larger parcels called “camps” suitable for 2 homes and outbuildings, prospective residents can choose the style of living which best fits their personal preferences. The development companies, Snake Mountain LLC and WC Fiddle, LLC, are committed to insuring that the land will continue as an outstanding planned development gracefully situated within the natural environment. Throughout future construction, Sunalei will remain a special and beautiful place to live consistent with their vision.

To this end, all residential construction at Sunalei must be reviewed by the Architectural Review Board (ARB). To assist Homestead, Camp and Townhome owners in the review process, the Sunalei Architectural Guidelines Notebook has been prepared. It contains the architectural guidelines for development at Sunalei as well as a description of the review procedure, required exhibits, etc. It also contains examples of the review forms that when filled out and accompanied by the required exhibits provide the ARB with the basic information needed for review. Any questions regarding the Sunalei Architectural Guideline Notebook or the review procedure should be submitted to the ARB through Blue Ridge Professional Property Services at which time the ARB Chairman will be notified.



Intent Of The Architectural Guidelines

The intent of the Sunalei Architectural Guidelines is to encourage high quality design and individual expression within the context of a cohesive and harmonious architectural framework that enhances and protects Sunalei's natural setting. The guidelines are used by the Sunalei Architectural Review Board to evaluate the appropriateness of the proposed residences and as a supplement to the Protective Covenants recorded by WC Fiddle, LLC.



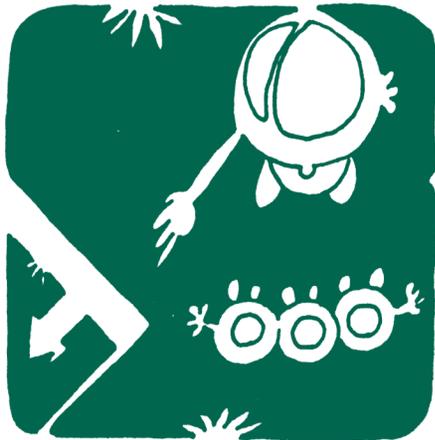
THE SUNALEI ARCHITECTURAL GUIDELINES NOTEBOOK
CONSISTS OF FIVE BASIC SECTIONS:

1.

Definition of Sunalei Preserve's Natural Environment

Sunalei has a series of natural environments which include heavily forested areas, high mountain ridges, deep rocky hallows, wetlands, and rolling pasture lands. Each of these possesses a distinct character and warrants different and special considerations.





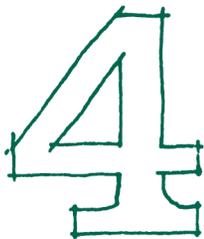
2.

Site Development Guidelines

As additional residences are built in the community, the arrangement of these residences into the natural fabric of vegetation and with regard to adjacent neighbors becomes extremely important. Each property at Sunalei is unique, not only because of its particular natural configuration but also because of the immediate neighborhood context. For example, residential designs that may be appropriate for one site are not necessarily appropriate for other sites. In concert with the requirements enumerated in the Sunalei Preserve Protective Covenants, site development guidelines have been established in order to assist the homeowner and his/her architect in making site development decisions.

To preserve the accessibility of views and maintain privacy for all lot owners, a minimum 25' side yard setback has been established on each lot. The setback from the road right-of-way is established at 25 feet. The ARB, however, will encourage buffers between adjacent building sites of up to 100 feet. Watauga County has a ridge law (ordinance) which generally establishes the maximum building height of 35 ft. on all ridges with elevations above 3,000 ft. The Sunalei ARB generally encourages all buildings to be not greater than two stories above the basement and for buildings not to extend above a ridge line more than 26 foot. In some instances, the building may not be permitted to extend above the ridge line at all.

A basic prerequisite for development on any lot is thorough knowledge of the lot's natural features. Owners are required to have an engineered plan of their lot. This plan must be prepared by a licensed land surveyor or registered engineer and show the boundaries as well as natural site features which are prominent on the lot. Such features should include: unusually large trees (30" in diameter and greater), large rock outcroppings, branches, streams, or wetlands, and unusual topography. In addition to this information, adjacent residences, driveways, etc., should be shown in order to define the immediate neighborhood fabric. Infrastructure requirements beyond existing are the responsibility of the owner and should be considered as part of the overall site plan design. Within this framework, basic residential



planning can be investigated. Initial consideration should be given to the basic zoning of the residence on the lot. This effort should include an organization of interior spaces and how these spaces relate to the natural site conditions and adjacent neighbors. Most residences consist of four basic functional areas: front yard and entry, general living areas such as living rooms and patios, kitchen, automobile storage and service areas; and bedroom and bath areas. By coordinating these basic functions with the natural amenities, full advantage may be taken of the lot's natural assets. With respect to these functional areas, there are guideline recommendations which are pertinent.

FRONT YARD ENTRY

Sunalei Preserve does not have any restrictions regarding front yard setbacks. It is intended that residences will have varied setbacks and be carefully sited to produce a random streetscape. In order to determine the appropriate setback from the street, such factors as existing landscape and topography, adjacent residences and desired degree of frontal privacy should be considered. In no case should three consecutive residences have the same alignment off the street.

GENERAL LIVING AREAS

The orientation of these kinds of spaces is a function of personal taste and specific site conditions. In general, these areas should be oriented to afford privacy or to take advantage of special vistas such as long-range views, amenity areas, conservation lands, wetlands, or streams.





KITCHEN, AUTOMOBILE STORAGE AND SERVICE AREAS

While kitchen areas are internal house functions, automobile storage and service areas have a profound effect on any residence's appearance. A minimum of two car parking spaces must be provided for each residence. Additional off-street guest parking may also be required. Garages and carports, driveways and off-street parking should not be overly apparent from the street. Garage doors must not dominate the front of the house but should be either screened with planting or decorative fencing or be located substantially behind the face of the residence. The driveway approach must be carefully integrated into the grading and landscaping scheme with gentle curves presenting a natural path through the site; straight driveways leading directly to blank garage doors are not appropriate. Off-street parking spaces must be treated in the same manner. These should be integrated into the driveway path and screened from view. Storage areas for boats and trailers must be totally screened from all sides of the lot.

The relationship of these areas across property lines and the cumulative effect of proximate entry drives should be carefully planned with natural screening or physical fencing. All driveways must be paved for at least 50' from the road. Proper ditching and piping must be used at the entrance to each lot. It is important that the roadway and or adjacent lots not receive dirt, mud, or debris from the building site or home site.

Service areas for air conditioning equipment, garbage cans, clotheslines, lawn equipment and general storage must be screened on all sides in order to conceal these areas from view. Positioning of service areas and garages away from adjacent properties, private living areas, or bedrooms is desirable.



BEDROOM AND BATH AREAS

The orientation of these areas is an internal plan consideration, but they should be positioned so that they face the more private areas of the site.

CONCLUSION

Appropriately sited, a residence will present a pleasing façade from the street. Sensitive use of existing topography and plant materials supplemented with new landscaping will enhance any residence's appearance. Respect for adjacent neighbors and the creation of outdoor privacy by coordinating these areas across property lines will produce an enjoyable personal environment that will be a credit to the owner and to the Sunalei neighborhood.



DON'T BUILD ON THE BEST SPOT

One of the most common mistakes in site planning is to place the building on the best spot on the site. It might be a sunny clearing that invites you to stop and enjoy the warmth or a tree that offers cooling shade, a possible place for a picnic, and a great view below. Instead of putting the building on the picnic spot, pull it back a bit to form a backdrop (and a windbreak) for generations of future picnickers.





3.

Building Development Guidelines

As each residence will be a personal expression and unique, certain general standards need to be set forth to assure visual harmony.

The Sunalei Preserve residence should have the predominate quality of fitting within the natural context of the community. Apparent should be the generous use of natural materials, colors and forms, blending carefully with the existing vegetation within the neighborhood fabric. Any structure consists of three groups of elements that must be considered:

BUILDING FORM: the general shape of the residence, height, size and shape, and roof forms.

FORM ARTICULATION: exterior materials and colors, fenestration, exterior trim.

APPURTENANCES: decks, terraces and fencing.

The sensitive treatment of these elements is not tied to any style or motif. In general, it should be realized that the predominant aesthetic at Sunalei is that of a warm, rich casualness employing natural woods and colors that blend with the natural surroundings. Please note that in order to achieve a blend of buildings which compliment the environment at Sunalei, The Adirondack, Arts & Craft, and Country Style architectural forms will be encouraged by the ARB.

Fitting in with the natural landscape is the objective. The relative size and height of a residence plays an important role in its harmony with the landscape. Special attention must be given to maintaining the existing site topography. Structures which dominate the natural topography and landscape are not permitted. Throughout Sunalei all single-family residences will be encouraged to be no more than 2 stories above a basement. The Architectural Review Board may, at its discretion, determine



the appropriate height will be on a lot-by-lot basis. The appropriate height will be based upon the evaluation of the location, existing topography, vegetation, building mass, roof configurations, and surrounding structures. Construction in open spaces and on ridge tops requires special consideration.

The basic shape of a residence must offer some interest. Recessed entries, changes in planes, extended walls beyond the basic façade and other elements are encouraged because they add aesthetic value to any residence. The basic size of any residence must be compatible with the building site as well as with adjacent neighbors. This compatibility is not necessarily a function of size but rather of overall appearance. By utilizing fencing, extended exterior walls, detached garage and other building elements, small homes can be made to look larger while larger homes with facades broken into smaller parts may be made to look smaller. Roof forms throughout Sunalei should be sympathetic to one another to help achieve a pleasant, homogenous character. Flat, gambrel and mansard roofs are discouraged. Gable and hip roofs with required slopes of greater than 6/12 are recommended. Shed roofs when designed in a sensitive manner are acceptable. Wide overhangs are definitely encouraged for both aesthetic and practical reasons. Overhangs provide rain, snow, and sun protection for the home, allowing windows to be open during rainfalls and visually help the house rest on the ground. Roof forms should be articulated with changes in plane, gable ends, and other elements that then present an interesting form. A variety of these basic architectural elements should not be restricted to just the front façade of the house. All sides must be considered in a similar fashion as homes are seen from many vantage points.





FORM ARTICULATION

Completing the overall aesthetic appearance of the house are the elements of the building articulation which include exterior materials and details, fenestration, and exterior colors. The use of wood and stone as predominate exterior wall materials is encouraged. Defining and complementing these areas can be accomplished by the use of trim boards which add detail and line quality to the elevation. Basically, all door and window penetrations as well as corners and horizontal joints in siding should be trimmed and detailed. These smaller scaled elements will add definition and detail to the building masses. Fascia's and soffits should also be considered as areas where detail may be added. Roof materials must have texture and depth. Asphalt shingles less than 340# are not acceptable and the use of wood shingles and shakes is encouraged. All roof accessories such as vent stacks, roof vents and flashings shall be copper or painted to match the roof. Metal fireplace flues and flue caps shall be given special design consideration. Windows should be carefully proportioned and located to enhance the walls in which they are placed. Large openings focusing on adjacent landscaped areas and distant vistas open up a house to the outdoors and are encouraged.

Complementing the efforts of the designer is the selection of colors. Earth, natural and muted tones are preferred and variations from house to house are encouraged. While maintaining overall building colors which are softer and muted, accent colors may be used for doors, canopies, etc. A mixed pallet on a single house should be carefully selected for harmony. Sensitively selected, these smaller scaled elements serve as design factors which help in creating a pleasing building form.

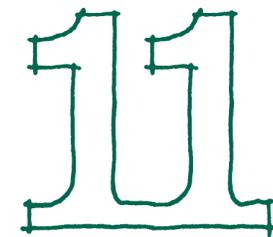
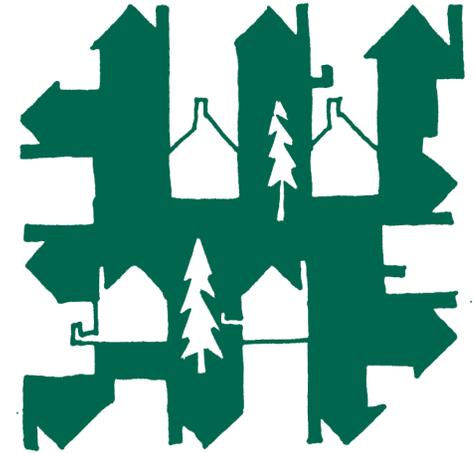
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APPURTENANCES

Augmenting these basic building components are additional items such as patios, decks and terraces. The design of outdoor living spaces must be coordinated with the design of the home. These spaces can provide a high degree of privacy when bordered by dense natural vegetation or defined by fences, walls, or screens. Exterior lighting provided for outdoor living spaces and at front entries should be sensitively selected. The effect on neighboring homes must be considered.

CONCLUSION

Careful selection and coordination of these elements will produce an excellent residence. Building forms will easily fit within the natural or neighborhood fabric and improve the total aesthetic. Articulation of these masses will add detail and interest to the overall shape.



4.

Site Construction Guidelines

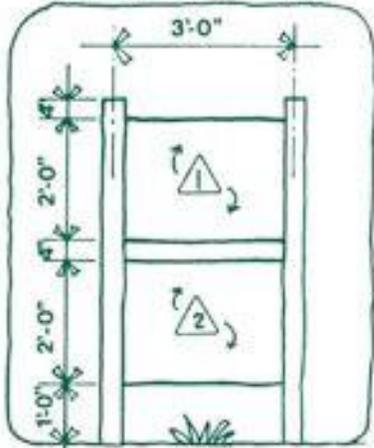
Site construction standards have been established in order to assist the contractors in their endeavors at Sunalei and to reduce the amount of disruption caused by construction to the present Sunalei residents.

Guidelines have been established for the construction process. It will be the general contractor's responsibility to see that his/her employees as well as his/her subcontractors conform to these guidelines. In all cases the property owner will be held accountable by the ARB for the actions of his/her contractor.

The contractor shall erect one job sign on the construction site. The basic size and detail of the sign standard is specified by the ARB. The contractor's personal sign shall not exceed the image area indicated. The job sign also should include the owner's name, lot/address and the architect's name. The rear of the sign is to be used for posting permits and other applicable information. Job signs should be placed no closer than 25' from the street right of way. No signs shall be nailed or attached to trees.

As Sunalei is a private community with controlled access, the contractor may be supplied with passes for his/her crew and subcontractors. These shall be valid for the dates indicated on the pass and shall be presented to the security guard to gain access to Sunalei. The Sunalei facilities are private facilities and shall not be used by the contractor's employees. The contractor is responsible for seeing that all construction workers and suppliers obey all traffic and security regulations of Sunalei.

- GENERAL NOTES:
1. BOTH SIGNS SHALL BE LAGGED TO POSTS FROM REAR.
 2. PERMITS SHALL BE POSTED ON REAR OF CONTRACTOR'S SIGN.
 3. A SMALLER SIGN, W/ APPROVAL BY ARB, MAY BE CENTERED ON A 24" x 36" x 3/4" PLY-WOOD BACKING STAINED OLYMPIC COCOA BROWN



- 1 CONTRACTOR'S SIGN
- 2 ARCHITECT'S SIGN
- 3 TREATED 4x4 POSTS 8' LONG STAINED OLYMPIC COCOA BROWN.

12

On the actual construction site, the contractor shall protect the trees, wetlands, and natural areas that are to remain. The side and rear property lines are to be defined by a string, ribbon, or tape. Temporary sanitary facilities are to be provided and shall be located off the street right-of-way and screened so they are not visible from the road. All contractors' workers shall confine the parking of their vehicles to the construction site. Construction materials that are stored on the site will not be stored in the right-of-way nor on adjacent properties.

The contractor is responsible for keeping the construction site clean and free of trash and litter. Burning of construction debris is not allowed unless approved in writing by the Sunalei ARB.

CONCLUSION

These guidelines have described in general and specific terms a framework within which residential development at Sunalei must be considered. As continually mentioned throughout this guide, the natural environment must be preserved and complemented by a new construction. This Sunalei objective will be the cornerstone for all Architectural Review Board discussions and will be adhered to consistently. It is the intent of this guide to inspire all those participating in design discussions to produce the kind of work which is harmonious with the natural beauty at Sunalei Preserve.





5.

Architectural Review Procedure

The Architectural Review Board has established specific procedure for conducting all architectural reviews.

APPROVAL OF PLANS

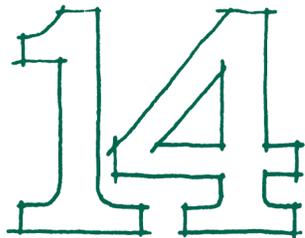
No building of any kind or description, fence or other structure, shall be erected, placed or altered on any lot at Sunalei Preserve until the proposed building plans, specifications, exterior color of finish, plot plan (showing the proposed location of such building or structure, drives and parking areas, and accessory buildings), landscaping plan and the construction schedule for such building shall have been approved in writing by the ARB.

Refusal of approval of plans, location or specifications may be based by the ARB, upon any ground, including purely aesthetic conditions, which in the sole discretion of the Company or its duly appointed representative shall seem sufficient. No alterations to the exterior appearance of any building or structure shall be made without like approval by the ARB.

An Architectural Review Board (ARB) has been established and charged with the task of reviewing all future development of Sunalei. The ARB will follow the basic development objective of the Company respecting and enhancing the natural beauty of the community.

COMPOSITION OF THE ARCHITECTURAL REVIEW BOARD

The Architectural Review Board is composed of three to five members: a Chairman and two to four representatives from the Sunalei homeowners. It is advisable, but not mandatory, that an architect be a board member. The Chairman is responsible for review of all submittals for the Board. He/she will check these submittals for

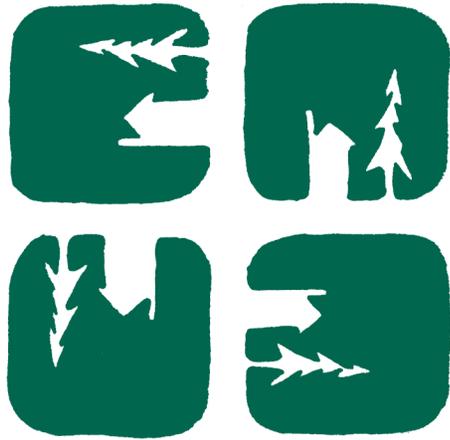


completeness and accuracy. These will then be presented to the other members of the ARB with the Chairman recommendation for either approval or disapproval. As the guidelines require all proposed residences to be appropriate to the adjacent neighborhood, the Chairman is responsible for establishing and updating a file of all construction at Sunalei. This file will provide resource material for review. He/She will also inspect, on a periodic basis, ongoing construction at Sunalei in order to determine conformance with the material submitted.

REVIEW PROCESS

When the owners of a home site decide to build a residence at Sunalei, they should begin by familiarizing themselves with the requirements in the Protective Covenants and the Sunalei Architectural Guideline Notebook. They should select an architect and begin to design their home. The review process consists of three phases: preliminary, conditional, and final. Owners are encouraged to have all plans prepared and submitted by a registered architect. The submitted plans shall include the owner's name and the lot number. At the owner's option, the Preliminary and Conditional review may be combined into a single phase; however, the requirements for each will be required to be submitted. All construction must be performed by a licensed contractor. No construction shall commence until the conditional review has been approved by the Architectural Review Board. No residence shall be occupied until all construction has been completed in accordance with the plans approved by the ARB. All submittals shall be made in duplicate and shall be accompanied by a written request for review signed by the owner. While the architect, contractor, or other individual may make submittals on behalf of the owner, all comments from the ARB shall be directed to the owner or to his/her designated representative, who then should distribute the information. Finally, submittals that do not have the required exhibits will be rejected without review and will have to be resubmitted.





PRELIMINARY REVIEW

The exhibits required for Preliminary Review are those traditionally called “preliminary plans”. Specifically, the following minimum drawings are required:

1. A site plan prepared by a registered land surveyor or registered engineer at a scale no smaller than 1" = 40' showing all important features including that which is outlined under Site Development Guidelines. In addition, the site plan should show adjacent residences, driveways and other physical or natural elements. Superimposed on this plan will be the proposed residence, driveway and all anticipated decks, patios, fencing and other appurtenances inclusive of any additional infrastructure requirements.
2. Preliminary floor plans at a scale of 1/8" or 1/4" - 1'0" showing room sizes, windows and doors. All rooms shall be labeled as to function and basic overall room dimensions shall be shown.
3. Preliminary elevations at a scale of 1/8" or 1/4" = 1'0" showing all exterior materials, windows, doors, decks, etc. All sides of the residence shall be shown, and all materials shall be labeled. All plans and elevations must be fully legible to allow the Architectural Review Board to make an accurate evaluation.
4. A building section at a scale of 1/8" or 1/4" = 1'0" showing building volume.
5. A completed Request for Preliminary Review form.
6. In addition to these required drawings the applicant may be required to stake the major corners of the building(s). These markings should allow the ARB to generally locate the proposed residence.

The preliminary documents will be used by the ARB for reviewing the appropriateness of the residence. After the plans have been reviewed, one of the two sets will be returned to the owner along with a letter from the ARB Chairman indicating the ARB’s review comments and requirements and whether the proposed residence is accepted or rejected. If accepted, the owner’s architect may proceed with the final drawings incorporating the review comments and requirements into the final design. If the proposed residence is rejected, it will have to be resubmitted for Preliminary Review.

CONDITIONAL REVIEW

The Exhibits required for the Conditional Review phase are the final working drawings and specification documents. The following minimum drawings are required.

1. A final site plan showing all those items required for the preliminary review plus a complete site drainage plan indicating how positive drainage will be achieved, location of exterior lighting (including that attached to the residence), and on a separate site plan, and proposed landscaping should be shown.
2. Final floor plans at a scale of $1/4" = 1'0"$ showing all pertinent information for a complete architectural plan.
3. Exterior elevations at a scale of $1/4" = 1'0"$ completely noted and detailed.
4. Complete specifications defining materials, finish and color with complete notations on the drawings.
5. A complete Request for Conditional Review form.
6. On-site staking of House Perimeter with the decks, fences, etc. and driveway.
7. In addition to the required drawings and specifications for this phase, the owner must also have his/her contractor submit a complete construction commitment form for ARB review. This exhibit will be reviewed by the ARB for compliance with the overall standards. Prior to final acceptance the owner or his contractor shall submit a deposit of \$4,000 per dwelling which will be held by Sunalei POA during the term of construction. The amount of \$2,000 shall be returned to the owner or contractor when the residence is completed, provided that all the site construction guidelines have been adhered to and that the proposed residence has been constructed in strict accordance with the plans granted conditional approval. The remaining \$2,000 shall be retained by the Property Owner's Association as an impact fee.





8. A non-refundable Architectural Review Fee of \$100 made payable to the Sunalei ARB shall accompany the Construction Commitment Deposit. No plans will be granted Conditional Approval without the payment of the fee. The review fee may be adjusted from time to time at the discretion of the Architectural Review Board.

These required documents will be reviewed by the Board but do not relieve the owner from the responsibility of conforming to the Sunalei Preserve Protective Covenants and Bylaws. As in the preliminary Review, the ARB will send to the Owner review comments and possible required modifications.

FINAL REVIEW

During construction no exterior or interior modifications that involve exterior changes will be made without written approval of the ARB. When construction is completed, the owner shall request in writing that a Final Review be made. This final review will be made by the ARB Chairman who will prepare his/her comments for review by the Board. If the project conforms to the drawings submitted for Conditional Review, A Final Review letter shall be issued by the ARB and the contractor's deposit shall be returned as described above. If the residence does not conform to the approved drawings, the deposit shall be held until such time as the project is complete or it shall be forfeited in whole or part in the event of noncompliance with the site construction guidelines, or conditionally approved plans.

REVIEW TIME SCHEDULE

The Sunalei Preserve Architectural Review Board will meet each month. The owner/contractor will be notified of the specific meeting date and all drawings are to be submitted at least seven (7) days prior to the scheduled review date. The comments from the meeting shall be returned to the owner within 30 days of the Architectural Review Board review. The Board may, at its discretion, modify the meeting schedule.



CONCLUSION

The Architectural Review Board is set up to assist all those involved in the development of the Sunalei Community. Owners are encouraged to work with the ARB Chairman and to contact the Board regarding any questions or clarifications relative to the review process. The Board, as stated by the Covenants, may refuse approval of the plans upon any ground, including purely aesthetic conditions, and prior approval on a set of plans for one lot may not constitute approval of the same design on another lot. By working together, the ARB and the owners, architects, and contractors will be able to create environments that reflect the overall objectives of the development and enhance the natural landscape of Sunalei Preserve.

*Excerpts taken from *Patterns of Homes*, by Max Jacobson, Murray Silverstein, and Barbara Winslow.

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