



Design Guidelines

Edited 5/17/2017

TABLE OF CONTENTS

INTRODUCTION

- 2 Vision
- 2 Philosophy

DESIGN REVIEW PROCESS

- 3 Creating a Team
- 3 Design Review Steps
- 4 Construction Schedule
- 4 Fees & Deposits
- 4 Variances
- 5 Design Review Committee Meetings
- 5 Enforcement & Penalties

SITE DESIGN

- 6 Grading
- 6 Setbacks
- 6 Construction Area
- 7 Tree Preservation
- 8 Clearing & Pruning for View Enhancement
- 8 Individual Septic Systems
- 9 Erosion & Sediment Control
- 10 Stormwater Management
- 11 Driveways
- 12 Retaining Walls
- 12 Fences
- 13 Site Features
- 14 Planting

ARCHITECTURAL PATTERNS

- 15 Design Concepts
- 15 Features Responding to the Site
- 16 Building Size & Height
- 16 Color
- 17 Exterior Materials
- 19 Roofs
- 20 Garages

- 20 Accessory Structures
- 21 Porches, Decks & Railings
- 21 Exterior Lighting
- 22 Precedent Images

GREEN BUILDING PROGRAMS

- 25 Duke Energy Progress
- 25 Green Built North Carolina
- 26 Energy Star
- 26 LEED

APPENDIX A - NATIVE PLANT LIST

- 27 Large Trees
- 27 Small Trees
- 27 Low Shrubs
- 28 Mid-Size Shrubs
- 28 Large Shrubs
- 28 Ferns
- 28 Native Grasses & Sedges
- 29 Ground Covers
- 29 Perennial Wildflowers

APPENDIX B - FORMS

- 31 Concept Review
- 32 Application for Approved Builder
- 33 Affidavit of Understanding
- 34 Affidavit of Qualification
- 35 Application and Preliminary Design Submission
- 37 Final Design Application
- 40 Final Landscape Application

APPENDIX C - CONST. GUIDELINES

- 41 Who is Responsible
- 41 Road Maintenance & Parking
- 41 Construction Debris & Trash Removal
- 42 Utility Easements

INTRODUCTION

VISION

Located just seven miles east of Asheville, North Carolina, is a majestic tract of land known as Sovereign Oaks. This 170 acre historic farm was established in 1798 and has remained in the same family for nearly 220 years. Sovereign Oaks has been planned and designed to protect and celebrate the property's historic past and its unique natural features. This stunning property is comprised of rolling upland meadows, towering hardwood forests, streams, and fertile farmlands. An intricate network of trails and common areas will give residents an opportunity to explore the property, meet neighbors and reconnect with nature. In addition to the internal trail system, Sovereign Oaks residents have direct access to the well designed and maintained system of trails on the adjacent Warren Wilson College property. Sovereign Oaks is a place to plant a garden, to relax in a quiet meadow, to learn about yourself, to establish community and to call home.



PHILOSOPHY

The philosophy for creating a home in Sovereign Oaks is to minimize the impact of building on the surrounding landscape. Emphasis is placed on the quality of the site work, architectural design, construction materials and landscaping of the individual homesites. To support this belief these Design Guidelines have been created to help owners, builders and architects achieve the best possible home for themselves as well as for the land and surrounding community. Several key principles that are incorporated into the following guidelines are to:

- Create continuity of design and quality within the community
- Preserve the natural beauty of the existing landscape
- Define appropriate architectural styles
- Use appropriate landscaping and plant types
- Blend with the surrounding landscape through appropriate material use and color palette
- Educate owners of green building programs related to architectural and site design

DESIGN REVIEW PROCESS

CREATING A TEAM

A critical first step in the design process is the assembly of a creative and effective design team. Generally, the design team will consist of at least a licensed architect, a licensed landscape architect, and a builder. These team members will contribute throughout the design process and will assist with the review process as described below. Because all homes in Sovereign Oaks are custom designed for the unique site in which they are built, coordination between these different perspectives is crucial to the overall success of the project. Plan book designs are not allowed, however these can be used as starting points and inspirations for a design team to customize to the particular goals of the homeowner and the context of the site itself.

DESIGN REVIEW STEPS

All construction projects in Sovereign Oaks are submitted to the Design Review Committee (DRC) for review and approval. This includes improvements to existing homes including fences, porches, accessory buildings and landscaping. There are three on site meetings required for a design to be approved and for construction to commence.

The Design Review Process consists of four primary steps. These include:

STEP 1: CONCEPT REVIEW* - The Concept Review is established to ensure that an initial design concept is on track with the intent and requirements of these Guidelines. The Concept Review occurs on site with the owner's design team, the owner, and members of the DRC as early as possible in the design process. The DRC will look at the overall site plan with its topography, trees, home footprint and orientation, driveway location and approach, and neighboring homesites. For architectural review at this stage, rough sketches and inspiration images are ideal to convey a sense of the style and size of the home being planned. Highly detailed plans are not needed at this point, and they are actually discouraged, as design modifications become more difficult as a design advances.

STEP 2-A: APPLICATION & PRELIMINARY DESIGN SUBMISSION*- At preliminary design submission, all of the major elements of the home and site plan should be incorporated into the overall draft design. This includes the house and any other structures, the driveway, stormwater management, septic location, etc., all shown to scale on a topographic plan of the site that identifies the location of trees over 6" in diameter. Like the concept review, the Preliminary Design Review is an on-site meeting with the owner, the design team, and the DRC.

STEP 2-B: BUILDER APPROVAL*- All builders in Sovereign Oaks must obtain approval to build from the DRC. If a builder has already been approved by the DRC, no further application is required.

STEP 3: FINAL DESIGN SUBMISSION*- Once designs are completed, incorporating the guidance and recommendations of the DRC from the preliminary design review, they can be submitted for final review.



Material and color samples will be brought to the review along with copies of the site plans, house plans, and elevations. This review occurs onsite with the design team, builder, owner, and DRC. Upon approval of the final design submission, the builder can obtain a building permit and commence construction.

STEP 4: FINAL LANDSCAPE PLAN*- As construction on the home nears completion, a final review of the landscape plan is required. This final plan should indicate any phased approach to plantings due to optimal planting times or seasonality in the implementation of the plan.

****The requirements for each step of the Design Review Process are outlined in detail in the Appendix B (pages 30-39) of these Design Guidelines.***

CONSTRUCTION SCHEDULE

Construction must begin within 12 months of the final DRC approval date. DRC approval expires after 12 months and projects must resubmit for re-approval. Resubmittal fees may apply. If construction inactivity reaches 90 days, the DRC will request explanation of inactivity and potential forfeit of builder deposit and/or weekly fines may apply. Construction projects must be completed within 18 months of their start unless an extension is provided by the DRC.

FEES & DEPOSITS

- Application Fee: \$1,000 (\$500 due at Concept Review with remaining \$500 due at Preliminary Design Submission. This will be used to compensate the two professionals who are members of the DRC.
 - Refundable Builder Deposit: \$10,000 (due at Final Design Submission)- This will be used to cover any builder violations as described in the Enforcement and Penalty section of these Guidelines. The remaining balance of the Builder Deposit shall be returned to the builder upon completion of the project.
 - Non-Refundable Owner Impact Fee: \$2,500 (due at Final Design Submission). This will minimize potential special assessments needed for road repair due to construction activity. These funds will be held in a separate account specifically for the repair of roads.
 - Additional Review fees may be applied if the Design Review Process extends beyond the standard review period due to the actions of the Owner.
-

VARIANCES

The DRC may approve variances to these guidelines, on a case by case basis, should it be warranted due to site conditions, unique architectural considerations, to enhance views, or to promote better privacy. Such case by case approval shall not set precedents for future applications.

DESIGN REVIEW COMMITTEE MEETINGS

- Meetings will be monthly on the 2nd Tuesday at 10:00am or as otherwise published by the DRC. Submittals are due one week prior – 1st Tuesday of each month.
 - If no response is given to submitted plans for construction within 45 days of submittal, then submitted plans will be considered approved.
-

ENFORCEMENT AND PENALTIES

- Construction cannot commence until a building permit is obtained from Buncombe County.
- Compromised silt fences or erosion impacting neighboring property, including common spaces, will be fined \$100 per day.
- Violations of the Construction Guidelines may result in additional fines from the DRC.
- Trees damaged or removed against Tree Preservation guidelines will warrant a fine of \$150 per inch of tree diameter.
- ALL HOMES IN SOVEREIGN OAKS ARE REQUIRED TO BE ENERGY STAR CERTIFIED. It is the builder's responsibility to coordinate all 3rd party testing and verification and to provide a copy of the final Energy Star label from the Energy Star Rater to the DRC at the end of construction. Failure to complete the Energy Star process by the builder will be a forfeiture of the Builder Deposit.

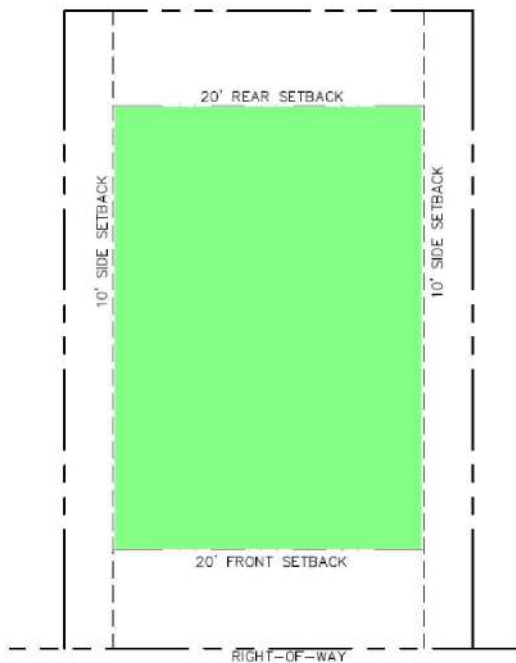
SITE DESIGN

GRADING

Homeowners and their design team shall consider the existing topography and proximity to surrounding dwellings when developing the design. Wherever possible, homeowners shall site homes and improvements in a way which minimizes impacts to the property.

The following site grading parameters should be followed:

- The use of low walls is encouraged over the use of large graded slopes to minimize disturbance to the existing vegetation and topography.
- All graded slopes shall be no greater than 2:1 to avoid erosion and reduce the impact to native vegetation. Graded slopes shall be stabilized immediately with mulch or other erosion control measures, and planted within 30 days from completion of site construction.
- No single retaining wall shall be constructed over eight (8) feet in height.



SETBACKS

Houses and accessory structures must be built within the minimum building setbacks, as defined by the Buncombe County Zoning Ordinance. These typical setbacks are:

- Front Yard Setback - 20 feet
- Side Yard Setback - 10 feet
- Rear Yard Setback - 20 feet

CONSTRUCTION AREA

For the purposes of this document the Construction Area is defined as the overall area which is impacted by the construction of the home and any improvements. Improvements include but are not limited to accessory structures, septic fields and driveways.

TREE PRESERVATION

Preservation of existing trees is a high priority at Sovereign Oaks. Established trees and forests provide vast environmental benefits, which include:

- Providing wildlife habitat
- Cooling the air and removing air pollutants
- Absorbing CO₂, which reduces the greenhouse gas effect
- Preventing soil erosion and water pollution
- Reducing energy consumption by providing passive solar benefits

Throughout Sovereign Oaks, there are specimen trees which should be preserved if at all possible. There will inevitably be trees that will not be able to be preserved, but thoughtful house placement, low-impact site design and conscientious construction site management should be used to preserve established, healthy trees whenever possible.

As part of the Preliminary Design Submission, a Tree Preservation Plan must be prepared which shows existing trees to be preserved within 30' of the proposed Construction Area and tree protection measures for the project. Owners are strongly encouraged to consult a professional arborist when evaluating a tree's health and its ability to withstand construction impacts.

For trees identified to be preserved which are located near the proposed construction site, the following tree protection measures should be followed:

- Install tree protection barriers to prevent direct damage to the tree by heavy equipment. Fencing should be installed at a radius of 1.50 feet away from the trunk of tree for every inch DBH.
- Reduce soil compaction by prohibiting vehicular traffic and the storing of construction materials in the root zone.
- Do not add more than 3" of well-draining topsoil in the root zone.
- Avoid soil cuts and trenching in the root zone. Utility installations should avoid root zones altogether, or be tunneled under the root system.

Trees that are dead, diseased, or a hazard to people or property may be removed upon DRC approval. Tree removal must be done in a manner that does not cause damage to the surrounding trees or native landscape. In order to limit the destabilization of the surrounding forest, trees should be cut down rather than pushed over.

CLEARING AND PRUNING FOR VIEW ENHANCEMENT

Obtaining a view is important to Sovereign Oaks owners, but it must be done thoughtfully. Trees may be cleared or pruned so as to improve a viewshed corridor. The following criteria shall be considered when contemplating clearing for a view:

- Limbing and pruning of trees is strongly encouraged as an alternative to removal of any tree.
- Trees shall not be topped.
- Any plant material which is less than 4" DBH may be removed from the homesite. However, the removal of trees and vegetation from within the setbacks is strongly discouraged.
- 20% of trees with 4" to 8" DBH which are located outside of the Construction Area may be removed from any homesite with written approval from the DRC.
- 10% of trees with 8+" DBH which are located outside of the Construction Area may be removed from any homesite with written approval from the DRC.
- No clearing of trees which are 4" or greater DBH is permitted without written approval from the DRC.
- Owners who remove trees greater than 4" DBH without DRC approval will incur fines as stated in the Enforcement and Penalties section of these Guidelines.

The DRC strongly encourages owners to mill the timber which has been removed from the property. This site-sourced lumber can be incorporated into the construction of the home and improvements.



INDIVIDUAL SEPTIC SYSTEMS

Each homesite will be served by an individual septic system. There are two types of septic permits which are provided by Buncombe County Department of Health and Human Services. These include:

- Improvement Permit (IP) for septic system permitting: An IP is generally obtained prior to the sale of a property to provide the buyer with assurance of the lots suitability for a septic system. An IP is not intended for construction and is not always indicative of the final septic system, or house site location.
- Construction Authorization (CA) for septic system permitting: A CA is applied for and obtained prior to construction of the home. The CA will identify the exact location and type of septic system required. It is designed based on the final house location and size (i.e. bedrooms). No construction of the septic system or house is to occur until an owner has obtained an CA permit.

EROSION & SEDIMENT CONTROL

Builders and homesite owners will utilize sediment and erosion control measures that prevent stormwater runoff from entering streams, creeks, other water bodies and neighboring properties. During construction, the following erosion control measures, at a minimum, shall be followed:

- **PREVENT EROSION:** Disturbed slopes over 15% shall be stabilized with straw mulch, erosion control blankets, or a comparable measure until permanent vegetation is re-established.
- **MANAGE SEDIMENTATION:** Silt fences shall be installed within 5 feet of the limit of disturbance, and 5 feet from the bottom of graded slopes. They shall be wire-reinforced fabric fence on metal T-posts, and shall be buried a minimum of 6 inches. Check dams constructed of washed stone, hay bales or straw wattles shall be installed across drainage channels or areas of concentrated flow. Mud Mats must be installed at driveway entrances to prevent sediment from being tracked onto the roadways of Sovereign Oaks.
- **MAINTAIN MEASURES:** Erosion control measures shall be monitored weekly and after every rainstorm. Repair damaged control measures promptly. Remove and properly dispose of accumulated sediment trapped behind control devices when it reaches one third of the barrier height.

All erosion control measures must be in place before the commencement of any construction activities. They must be correctly installed to industry standards and actively maintained. Failure to maintain or repair failed devices will incur fines stated in the Enforcement and Penalties section.



STORMWATER MANAGEMENT

Measures must be taken to limit disruption of natural drainage patterns, to increase stormwater infiltration and to reduce water flows into the streams. The design and use of stormwater features shall be an integral part of the site design and should be designed to complement the surrounding architecture and landscape. Approved permanent measures to manage water quality, volume and site erosion are as follows:



Cisterns used for irrigation of gardens.



Vegetated roof slows stormwater runoff.



Infiltration trench parallelling a pathway.

- RAINWATER CATCHMENT - Cisterns and/or rain barrels for rainwater collection, storage and use are encouraged and can be above or below ground. The DRC may require the cistern to be screened from view of the street, common areas or adjacent lots depending upon the type of cistern proposed.
- GREEN ROOFS - Vegetated roofs absorb stormwater runoff, limit native habitat disruption and reduce solar heat gain.
- POROUS PAVING – Porous paving materials shall be installed over a 6” porous sub-base that is graded to drain away from the home.
- RAIN GARDENS / BIORETENTION CELLS - Rain gardens and bioretention cells are shallow, depressed areas in the landscape that capture, cleanse and infiltrate runoff. These areas can be attractive additions to any landscape, and should be filled with native plants tolerant of both dry and wet soil conditions.
- DRY WELLS / INFILTRATION TRENCHES - Runoff can be directed to gravel filled holes and trenches where the water is temporarily stored until it can slowly soak into the surrounding soil, recharging the groundwater aquifer.

DRIVEWAYS

Driveway design should complement the property's natural features. They should be designed to gently curve to accommodate existing topography and vegetation.



Crushed stone driveway.

DIMENSIONS

- Shared driveways are encouraged.
- Single driveways shall be no closer than 10' from the side property line.
- Driveway width shall be 14' maximum, excluding motor courts.
- Natural topography shall be followed to the greatest extent possible. Slopes shall be minimized and may not exceed 18%.
- Circular drives will only be permitted on corner lots and when grading impacts are minimal.



Banding asphalt driveway with stone.

MATERIALS

- Crushed stone and decomposed granite are allowed if gray or brown in color and contained by paver banding or metal edging. White stone is not allowed.
- Brick, natural stone, and concrete pavers are allowed.
- Poured concrete is allowed, provided it has adequate detailing and consistent control joints. Exposed aggregate concrete is preferred.
- Asphalt and Chip & Seal driveways are allowed.
- All stone must have been quarried within a 500-mile radius.

COLORS

- Materials shall be earth-tone colors, responding to the building or surrounding landscape. Lighter colors are preferred, as they absorb less heat and reduce the Urban Heat Island Effect.



Tire track driveway reduce impervious service.

PERMEABILITY

- Permeable pavers, porous concrete, and other permeable materials are strongly encouraged for all horizontal surfaces.
- Tire track drives and shared drives may be utilized to reduce the square footage of impervious surfaces.

RETAINING WALLS

Site retaining walls should complement the building architecture and will meet the following requirements:

- Natural stone veneer, boulder walls, stucco and brick walls are allowed.
- Modular, interlocking concrete block retaining walls and exposed concrete block walls are not allowed.
- Certain manufactured stone veneers may be approved on a case-by-case basis dependent on their quality and their ability to mimic the natural material they are designed to emulate.
- See Site Design and Grading Section for guidelines regarding maximum wall heights.

FENCES



Simple black aluminum fence.



Welded mesh garden fence.

Fences are not encouraged at Sovereign Oaks, as they obstruct wildlife corridors and have the potential to impede views from neighboring properties and common spaces. Fences are allowed for pet enclosures, pool surrounds and garden surrounds. Vertical fences must be designed to visually recede into the landscape.

- Simple, non-ornate styles are preferred, with a high level of transparency.
- Powder-coated steel or aluminum fencing in dark green, black, or bronze is preferred.
- Cables and welded wire fence panels in a metal or wooden frame are acceptable, provided their colors blend into the surrounding landscape.
- The use of invisible electric fences are encouraged for pet enclosures.
- The maximum height for fences is 5 feet.
- Fences shall not be located in front yards, and must be set back 10 feet from the front building facade. Fences may not be located closer than 15 feet to the side and rear property lines.



Native stone walkway, stairs, patio and firepit.

SITE FEATURES

Outdoor spaces for enjoying Sovereign Oaks's natural environment should be thoughtfully designed to extend the indoor living environment while minimizing impact to the existing landscape.

All site features (walls, fences, patios, driveways, walkways, fire pits, planters, etc.) shall be built from materials and colors that complement the architecture of the home and the surrounding site. Indigenous and/or regionally sourced materials shall be used.



Gravel path lined with regionally sourced stones.

PATIOS AND WALKWAYS

- Acceptable materials are natural stone flagging; brick, stone, and concrete pavers; crushed stone and decomposed granite (no white gravel); and poured concrete.
- Low-impact walking paths of mulch, wood chips, gravel or elevated boardwalks may be installed throughout the site.
- Patios may be located in the side or rear yards.
- Side yard patios must be screened from neighboring properties.



Simple bench constructed of indigenous stone.

OUTDOOR FIRES AND KITCHENS

- Fire pits, fireplaces and outdoor grills are allowed provided reasonable safety precautions are followed.
- Materials and colors used must complement the architecture of the home.

POOLS AND SPAS

- Pools and spas must be located in rear yards.
- Above ground pools are not permitted.

PLANTING



The landscape design should use native plantings and materials that reflect the natural patterns, character, forms and colors of the region. Materials and structures should also blend into and reflect the rustic natural qualities of the property.

- Limited lawn areas, if desired, will be permitted.
- Acceptable lawn alternatives include no-mow grass seed mixes, which only need mowing 2-3 times a year, and groundcovers such as creeping thyme and mondo grass.
- Disturbed areas shall be immediately planted with native trees, shrubs, grasses and groundcovers, and covered with hardwood mulch.
- All plantings will be reviewed for approval in the final landscape plan submission.
- The use of edible landscape materials, including vegetable gardens, is encouraged. Vegetable gardens should be maintained in an orderly fashion, including pruning, weeding and appropriate disposal of unwanted produce.
- Trash and recycling containers must be screened from view of the road and neighboring properties



Except for long periods of drought, all plantings, except for fruit and vegetable gardens, shall be selected so they are able to survive after one year of planting without the use of supplemental irrigation water. Irrigation is allowed however, and shall be designed so it reduces water consumption by using drip irrigation, water sensors, etc. Utilizing captured rainwater for irrigation purposes is strongly recommended.



All landscape areas shall be designed so they do not require the use of chemical fertilizers or pesticides once established. All planting areas shall be of amended soil that is well drained and full of nutrients. Landscape plans shall consider sun and shade microclimates.

All landscape lighting shall be designed with full cutoff fixtures that direct light downward in order to create a safe and attractive nighttime environment while not contributing to light pollution. No uplighting will be allowed.

ARCHITECTURAL PATTERNS

DESIGN CONCEPTS



The intent of the Guidelines is to maintain high standards for a community of residences in the context of the natural environment. It is not the intent of the Guidelines to dictate a particular architectural style, but rather to provide Lot Owners and their architects with a set of guidelines that will foster an attractive community.

The architectural style of structures at Sovereign Oaks should be individually designed for each Lot with respect for its natural features. Concepts should preserve the natural beauty of the existing site through appropriate rustic contemporary and mountain vernacular designs, landscaping, and material use.

Rarely will a “plan book” design solution fit appropriately on the unique characteristics of a given lot. Architectural solutions should endeavor to visually recede into the natural setting and harmoniously relate to neighboring structures, rather than making a grand architectural statement. Period, European Romantic, and heavily adorned architectural styles are not appropriate for Sovereign Oaks.

FEATURES RESPONDING TO THE SITE



In order for the architecture to complement and be responsive to the immediate site and environment, each feature and component of the design solution should be a deliberate response to these natural elements:

TOPOGRAPHY – The configuration and orientation of the structure should generally run parallel with natural topography.



SUN – Roofs, apertures and transparency should be responsive to the solar orientation of the lot. Where solar heat gain is of concern, roof overhangs should appropriately respond to sun exposure. Roof slopes are not predetermined.

RAIN – Roof slopes, overhangs, drainage gutters and catchment features should respond to the rainy, temperate environment of Western North Carolina.

WIND – Orientation, roofs, and building geometry should take the prevailing wind direction into consideration. Such consideration can be advantageous to naturally ventilating the structure.

BUILDING SIZE & HEIGHT

All houses shall meet all applicable building codes and regulations.



- Building heights shall be limited to 2 ½ stories above grade.
 - Houses will be a minimum of 1,200 conditioned square feet.
-

COLOR

All built elements will be finished in colors that relate to the environment and contextual elements of the home's location.



- Medium to darker shades of green, brown, gray, and other earth tones are encouraged in Sovereign Oaks.
- Exterior materials will have a low albedo, measured by the material or color's LRV (Light Reflectance Value). The LRV shall be 40 or lower.
- Homes which are designed in the farmhouse vernacular and are constructed in open meadows may be exempt from the LRV requirement. If a lighter color is contemplated for a meadow home, the home design shall take into consideration the orientation of sun-facing building planes in an effort to reduce or minimize the immediate reflectivity onto adjacent properties.
- All exterior color and materials shall be approved by the DRC.



EXTERIOR MATERIALS

Exterior materials include any material other than roofing, vertical or horizontal, that is applied to the exterior of the house. The intent of this section is to establish a consistent application of suitable and compatible materials throughout Sovereign Oaks.

WOOD SIDING - Shall be applied in a vertical or horizontal manner. Diagonal siding is not permitted. Wood siding may include lap, shiplap, board and batten, tongue and groove, natural bark, or sawn shingle application.

SYNTHETIC SIDING - Various synthetic products are approved if wood based or cementitious. Products may include those that simulate the approved wood materials. Sheet panel products such as Hardipanel are also allowed, but must be used in accompaniment with batten strips, shadow reveal moldings or flashing profiles. Panel products cannot leave a butt joined seam exposed between two or more panels.

NATURAL STONE - Natural stones that are indigenous to the Southern Appalachian region are allowed for exterior drystack or mortared applications.

MANUFACTURED STONE - Certain manufactured stone veneers may be approved on a case-by-case basis dependent on their quality and their ability to mimic the natural material they are designed to emulate.

BRICK - Wire cut or molded brick that are dark grey, black or brown in color and shall not be overly variegated in color/shade range. Red, orange, beige or white bricks are not allowed as they will not meet the required LRV requirements. Sanded brick is not allowed. Mortar shall be raked and shall closely match the brick in color. Painted brick is allowed but must meet LRV requirements.



Wood siding oriented horizontally.



Natural bark siding and natural shingle siding.



Indigenous dry stack stone exterior.

EXTERIOR MATERIALS continued



Fiber cement board siding with vertical battens.

STUCCO - Portland or acrylic stucco finishes shall be allowed.

PRESSURE TREATED WOOD - Unstained or unpainted pressure treated wood shall be allowed for horizontal deck applications only. Any other application of pressure treated wood will need a stain/paint that complies to the required LRV values for exterior components.

WOOD DECKING - Products that are inherently resistant to rot, decay and insects are encouraged. Such products include: locust, cedar, cypress, thermally modified ash or oak, ipe or mahogany. Care and awareness should be given when choosing products that are exotic in nature and may be harvested via unsustainable or harmful practices.

COMPOSITE DECKING - Shall be allowed for horizontal deck applications only. No composite posts or balusters shall be used.

RAILINGS - See Porches and Decks section.

VINYL / PVC - Siding, gutters, downspouts or exterior finishes are not allowed.

WINDOWS - Windows are a key component of the Sovereign Oaks aesthetic – transparency and visual connection to the outdoors is encouraged. Windows shall be wood, wood with metal cladding, or metal in construction. Vinyl windows are not allowed. Muntin bars shall be SDL (simulated divided lites) – GBG (grill between glass) windows are not allowed. Exterior window colors shall meet the required LRV value for exterior materials.



Earth tone windows with SDL muntin bars.



Standing seam metal roof with low sheen.



Vegetated roof limits solar heat gain and reduces runoff.



Shake roof and standing seam copper in composition.

ROOFS

All roof pitches which are responsive to site/environmental influence are allowed. Roof vents, metal flashing and penetrations shall be painted to closely match the roofing color. Vent stacks, exhaust fans, skylights, flues and other roof penetrations should not be visible from the street.

ROOF MATERIALS ALLOWED:

- Standing Seam, Flat Seam, or Agricultural metal roofs, with low sheen or matte finish, in earth tone colors (greys, bronzes, and browns)
- Wood shake or simulated wood shake roofs
- Slate or simulated slate roofs
- Flat tile (no barrel) in earth tone colors (greys and browns)
- Vegetated Roofs
- Dimensional/Architectural asphalt shingles (must be multi-ply), limited to darker earth-tone colors (greys and browns)

ROOF MATERIALS NOT ALLOWED:

- Exposed white PVC or TPO membrane roofs (unless not visible from neighboring or above properties, nor visible part of viewshed)
- Single ply asphalt roofs (non dimensional 3 or 5 tab)

SOLAR PANELS:

- Photovoltaic panels are strongly encouraged and may be incorporated into the roof and/or landscape

SATELLITE DISHES:

- Satellite dish location should be inconspicuous and unobtrusive
- Final placement is subject to DRC approval



Garage with single stall doors which is not facing the road.

GARAGES

All homes shall have an enclosed garage for two vehicles. Garages can be attached or built as an accessory structure (detached). Story and a half garages with living or storage space above are allowed provided they meet the design guidelines and DRC approval. Carports may be considered by the DRC on a case by case basis.

- Only single car width garage doors that are a maximum of 10' wide and 8' high are approved.
 - Garage doors should not face the street, unless approved in writing from the DRC.
 - Garage doors should be painted/stained to match the trim color or the body color of the house in order to help the door blend into the composition of the house.
-



Accessory buildings and detached garages must conform with the overall architecture of the main dwelling.

ACCESSORY STRUCTURES

All accessory structures are subject to DRC approval and include but are not limited to detached garages, guest houses, greenhouses, gazebos, trellises, playhouses, chicken coops, etc. These structures shall match the style, materials and color of the main house. Accessory structures will meet the following requirements:

- Will be less than 25' tall
- Will not be more than 800 square foot footprint
- Generic storage sheds are not approved



PORCHES, DECKS & RAILINGS

Outdoor living is essential to experiencing the natural beauty of Sovereign Oaks. Porches, patios, decks and railings will meet the following requirements:

- Designs shall be integrated into the architectural composition of the main structure - appropriate to the size, scale, and materials of the house.
 - Railings must be transparent in nature and must match the color and style of the house.
-



EXTERIOR LIGHTING

Exterior lighting shall minimize any uplighting, glare, and unshielded/diffused direct bulb conditions. Finish of the all exterior light fixtures shall match or coordinate with other exterior materials. All lighting elements shall be full cutoff fixtures.

DARK SKY PRINCIPLES:

- Minimize amount of illumination - number of fixtures and lamp wattage
- Minimize the area of illumination - only light areas that are needed, minimize glare by directing all light downward, do not allow light to trespass on to adjacent properties.
- Minimize duration of illumination - use photo sensors or timers. Motion sensors can also be used, but can be challenging with pets and tree motion from wind and may not be allowed in some instances.



PRECEDENT IMAGES

Houses at Sovereign Oaks may be of traditional or contemporary form. Gable roofs and dormers of varying sizes and slopes and homes with single slope roofs are appropriate for Sovereign Oaks. Large windows can create a connection to the natural beauty of the surrounding landscape, while exterior living spaces provide a space for enjoying the outdoors. Appropriate materials, landscape design, roof overhangs, and outdoor living spaces can be used to blend contemporary structures with the surrounding mountain landscape. Building form and configuration at Sovereign Oaks are not predetermined, and will be an aspect of site responsive design.



PRECEDENT IMAGES continued



PRECEDENT IMAGES continued



GREEN BUILDING PROGRAMS

There are several financial incentives that builders and homeowners should take advantage of. These programs can offset thousands of dollars in initial energy efficiency costs, which can significantly reduce return on investment time periods. The following green building programs provide 3rd party verification of a homes energy efficiency and environmental performance. These programs also improve property values and resale values of homes.



DUKE ENERGY PROGRESS (www.progress-energy.com)

Duke Energy Progress, the local electric utility, has several rebates and incentives for energy efficient homes that builders and homeowners should take advantage of.

- Energy Conservation Discount for Energy Star certified homes provides a discount on your electric bill every month
- Residential New Construction Program provides up to \$4,000 rebate per home for using the HERO code (part of the 2012 North Carolina Energy Conservation Code)
- EnergyWise® Home is a free program that offers credits on your electric bills
- Additional rebates and incentives from Duke Energy include incentives for solar PV panels, energy efficient HVAC equipment, efficient lighting and more.



GREENBUILT NC HOMES (www.wncgbc.org/programs/green-built)

Green Built North Carolina, formerly NC HealthyBuilt Homes, is a voluntary, statewide green building program administered by the Western North Carolina Green Building Council (WNCGBC). The program includes the Energy Star program as well as additional site, health and resource efficiency components.



GREEN BUILDING PROGRAMS Continued



ENERGY STAR PROGRAM (www.energystar.gov)

A new home that has earned the ENERGY STAR label has undergone a process of inspections, testing, and verification to meet strict requirements set by the US EPA. ENERGY STAR certified homes typically use 15-30% less energy than comparable new homes while delivering better comfort, quality, and durability.

- ALL HOMES IN SOVEREIGN OAKS ARE REQUIRED TO MEET THE ENERGY STAR 3.0 CERTIFIED NEW HOMES STANDARDS (OR THE MOST CURRENT VERSION OF ENERGYSTAR)
- It is the builder's responsibility to coordinate all 3rd party testing and verification and provide a copy of the final Energy Star label from the Energy Star Rater to the DRC at the end of construction. Failure to complete the Energy Star process by the builder will be a forfeiture of the Builder Deposit.



LEED FOR HOMES (www.usgbc.org/cert-guide/homes)

A LEED-certified home is designed and constructed in accordance with the rigorous guidelines of the LEED for Homes green building certification program. LEED for Homes is a consensus-developed, third party-verified, voluntary rating system which promotes the design and construction of high-performance green homes. The WNCGBC is the local provider of the LEED program.

APPENDIX A - RECOMMENDED NATIVE PLANT LIST

This list is not exhaustive, but it represents some of Western North Carolina's best native plants. In order to provide the best combination for wildlife and pollinators, we recommend planting a diversity of species, with successional flowering times.

LARGE TREES (OVER 25 FEET)

Red maple	Black tupelo	Magnolia acuminata
Sugar maple	Bitternut hickory	Sycamore
Yellow buckeye	Pignut hickory	Red spruce
Yellow birch	Yellowwood	Black cherry
Sweet birch	Beech	White oak
River birch	Tulip tree	Chestnut oak
Red oak	Cucumber tree	Canadian hemlock
Post oak	American linden	Carolina hemlock

SMALL TREES (UP TO 25 FEET)

Serviceberry	Pagoda dogwood	Common witch-hazel
Paw paw	Silky Dogwood	American holly
Amer. hornbeam	Flowering dogwood	Red cedar
Eastern Redbud	Washington hawthorn	Umbrella tree
Fringetree	Crataegus phaenopyrum	Hop-hornbeam
Carolina silverbell	Persimmon	Sourwood
American plum	Pin cherry	Blackhaw Viburnum

LOW SHRUBS (UNDER 4 FEET)

New Jersey tea	Drooping leucothoe	Lowbush blueberry
Smooth hydrangea	Carolina rose	Maple-leaf viburnum
St. John's wort	Cranberry	

MID-SIZE SHRUBS (4 FEET TO 10 FEET)

Sweetshrub
Mountain pepperbush
Silky dogwood
Hazelnut
Bush-honeysuckle
Hearts-a-bustin
Large fothergilla
Bushy St. John's Wort

Common winterberry
Virginia sweetspire
Mountain laurel
Spicebush
Sweet azalea
Flame azalea
Carolina rhododendron

White / Pinxter azalea
Pinkshell azalea
Elderberry
Coral berry
Highbush blueberry
Witherod Viburnum
Mountain rosebay

LARGE SHRUBS (OVER 10 FEET)

Tag alder
Mock orange

Rosebay Rhododendron
Smooth sumac

Silky willow
Arrowwood

VINES

Dutchman's pipe
Crossvine
Trumpet creeper

Virgin's bower
Climbing hydrangea
Coral honeysuckle

Virginia creeper
Passion flower
Fox grape

FERNS

Maidenhair fern
Ebony spleenwort
Lady fern
Hay-scented fern
Wood fern

Sensitive fern
Cinnamon fern
Interrupted fern
Royal fern

Christmas fern
New York fern
Chain fern
Common woodsia

NATIVE GRASSES AND SEDGES

Big bluestem
Broomsedge
Pennsylvania sedge

Plantain-leaved sedge
River oats
Oat grass

Switch-grass
Little bluestem
Indian grass

GROUND COVERS

Wild ginger
Green-and-gold
Mouse-eared coreopsis
Wild strawberry

Wintergreen
Little brown jugs
Dwarf crested iris
Partridge berry

Allegheny spurge
Creeping phlox
Oconee bells

PERENNIAL WILDFLOWERS

Blue star
Thimbleweed
Wild columbine
Jack-in-the-pulpit
Goat's-beard
Swamp milkweed
Butterfly-weed
Curtis aster
White wood aster
New England aster
Late purple aster
False goatsbeard
Wild indigo
Pink turtlehead

Coreopsis
Bleeding heart
Shooting star
Trout lily
Joe-Pye weed
Wild geranium
Sunflower
Sharp-lobed hepatica
Alumroot
Jewelweed
Blazing star
Turks-cap lily
Cardinal flower
Lobelia

Great lobelia
Fringed loostrife
Bishop's cap
Bee balm
Carolina phlox
Garden phlox
Solomon's seal
Blackeyed susan
Bloodroot
Goldenrod
Bush pea
Foamflower
New York ironweed
Black cohosh

APPENDIX B - Forms

Concept Review

Date: _____ Lot # _____

Owner: _____

Architect: _____

Landscape Architect (if determined): _____

Proposed Builder (if determined): _____

The owner and design team shall meet with the DRC on the property to discuss the basic design concept. This meeting is to answer any questions from the owner/design team and to ensure that the basic concept meets the intent of the Design Guidelines. The Concept Review is an effort to minimize the unnecessary use of time and resources on a concept that may or may not be approved by the DRC.

Please come to the Concept Review with first portion of the Application Fee (\$500) and at least three copies of a basic design concept which shows:

- The approximate home location**
- The proposed driveway location**
- A sketch and/or examples indicating the style of architecture that is planned for the home**

As described in the Design Guidelines, the DRC is looking for site specific design which takes into consideration topography, sun orientation, wind, view sheds, etc.

DRC ACTION Approved _____ Disapproved _____

** See attached comments from the DRC



Application for Approved Builder

Date: _____ Lot # _____

Builder Name: _____

Builder Address: _____ City: _____ ST: _____ Zip: _____

Email: _____ Website: _____

For consideration as an Approved Builder in Sovereign Oaks please submit the below items to the Sovereign Oaks Design Review Committee.

- A notarized Affidavit of Qualifications**
- A notarized Affidavit of Understanding**
- Proof of General Liability Insurance, both per occurrence and aggregate.**
- Three examples of homes completed within communities with architectural design controls / guidelines including the project address, project cost, date of completion and community.**
- A portfolio of relevant work for review by Developer and DRC**

DRC ACTION Approved _____ Disapproved _____

** See attached comments from the DRC



Affidavit of Understanding

Instructions: To be completed by the builder and submitted as part of the Sovereign Oaks Approved Builder Application.

Contact Information

Builder Name: _____ NC Contractor License # _____

Address: _____ City: _____ ST: _____ Zip: _____

I acknowledge and agree that:

- 1) I have read and understand the Sovereign Oaks Covenants, Conditions and Restrictions (CCR's), the Sovereign Oaks Design Guidelines and the Sovereign Oaks Construction Guidelines and will follow and obey the policies and procedures as described.
- 2) When building in Sovereign Oaks, I am responsible for compliance with all municipal, state and federal laws which may be applicable.
- 3) I understand that should a violation of municipal, state or federal regulation or law occur the Sovereign Oaks Design Review Committee has the right to terminate the Contractor's right to be an approved builder.

(Name - type or print clearly)

(Signature)

Notary Public Information

Sworn to (or affirmed) and subscribed before me on this the _____ day of _____
20_____.

(Official Seal)

(Signature of Notary)

_____, Notary Public
(Notary's printed or typed name)

My commission expires: _____



Affidavit of Qualifications

Instructions: To be completed by the builder and submitted as part of the Sovereign Oaks Approved Builder Application.

Contractor Information

Name: _____ NC Contractor License # _____

Address: _____ City: _____ ST: _____ Zip: _____

I acknowledge and agree that:

- 1) I currently have a valid North Carolina General Contractor's License. A copy of said license is attached hereto.
- 2) My North Carolina General Contractor's License has not been revoked, suspended, debarred or under notice thereof in any jurisdiction.
- 3) I have no pending claims or resolved claims with the North Carolina General Contracting Board or any other governing body within the past five (5) years.

(Name - type or print clearly)

(Signature)

Notary Public Information:

Sworn to (or affirmed) and subscribed before me on this the _____ day of _____, 20_____.

(Official Seal)

(Signature of Notary)

_____, Notary Public
(Notary's printed or typed name)

My commission expires: _____



Application and Preliminary Design Submission

Date: _____ Lot # _____

Address of Project _____

Owner _____ Architect _____

Address _____ Address _____

_____ Zip _____ _____ Zip _____

Telephone _____ Telephone _____

Email _____ Email _____

Landscape Architect _____ Contractor _____

Address _____ Address _____

_____ Zip _____ _____ Zip _____

Telephone _____ Telephone _____

Email _____ Email _____

PRELIMINARY DESIGN CHECKLIST

Please check off each item as they apply. If any of the items on the list are not completely addressed and fully completed, the submittal will be considered incomplete and will not be included on the agenda for review.

- (2) hard copies and digital file in .pdf format
- \$500 remainder of Application Fee
- 1" = 20' scale Site Plan indicating:
 - Existing topography with 2' minimum contour intervals
 - Existing trees greater than 6" diameter at breast height (DBH)
 - New grading lines
 - Driveway layout
 - House footprint and other proposed structures with finished floor elevations
 - Location of proposed hardscape improvements (walls, patios, walkways, etc.)
 - Location of planting beds and conceptual planting plan
 - Limits of disturbance and overall SF of disturbed area
 - Setbacks



- Septic and repair fields
- Proposed utility locations
- Trees identified for preservation with the species, diameter at breast height (DBH)
- Location of tree protection fencing and/or other protection measures
- Location of topsoil and construction material storage areas

- 1" = 20' scale Stormwater Management Plan indicating:
 - Silt fencing and other temporary erosion control measures
 - Location of permanent stormwater control features
 - Preliminary calculations of volume and flow rates

- 1/8" = 1'-0" scale floor plans indicating:
 - Overall dimensions
 - Square footage of conditioned spaces and outdoor spaces
 - Room names

- 1/8" = 1'-0" scale exterior elevations indicating:
 - Exterior windows and doors
 - Height to highest point of roof, dimensioned to grade on front and rear of house
 - Preliminary exterior materials

Notes:

DRC ACTION Approved _____ Disapproved _____

** See attached comments from the DRC



Final Design Submission

Date: _____ Lot # _____

Address of Project _____

Owner _____ Architect _____

Address _____ Address _____

_____ Zip _____ _____ Zip _____

Telephone _____ Telephone _____

Email _____ Email _____

Landscape Architect _____ Contractor _____

Address _____ Address _____

_____ Zip _____ _____ Zip _____

Telephone _____ Telephone _____

Email _____ Email _____

FINAL DESIGN CHECKLIST

Please check off each item as they apply. If any of the items on the list are not completely addressed and fully completed, the submittal will be considered incomplete and will not be included on the agenda for review.

- \$10,000 Refundable Builder Deposit**
- \$2,500 Non-refundable Construction Impact Fee**
- (2) hard copies and digital file in .pdf format**
- Completed Final Design Form**
- 1" = 20' scale Site Plan indicating:**
 - Existing topography
 - Existing trees greater than 6" DBH
 - New grading lines
 - Driveway layout
 - House footprint and other proposed structures with finished floor elevations
 - Location of proposed hardscape improvements (walls, patios, walkways, etc.)
 - Limits of disturbance and overall SF of disturbed area
 - Setbacks
 - Septic and repair fields



- Proposed utility locations
- Proposed location of hardscape improvements (walls, patios, walkways, etc)
- Proposed fencing
- Mechanical equipment
- Proposed locations for waste dumpster and portable toilet

- 1" = 20' (minimum) Preliminary Landscape Plan indicating:
 - Landscape beds
 - Plant species with approximate count - see *Planting* section for requirements.
 - Landscape lighting plan
 - Other landscape features such as paths, rain gardens, boulders, etc.

- 1" = 20' scale Tree Preservation Plan indicating:
 - Trees identified for preservation with the species, diameter at breast height (DBH)
 - Location of tree protection fencing and / or other protection measures

- 1" = 20' scale Stormwater Management Plan indicating:
 - Silt fencing and other temporary erosion control measures
 - Location of permanent stormwater control features
 - Final calculations of volume and flow rates

- 1/4" = 1'-0" scale Floor Plans for all floors indicating:
 - Wall dimensions
 - Room names
 - Area calculations: square footage of conditioned spaces and outdoor spaces

- 1/4" = 1'-0" scale Exterior Elevations (perspective drawings are helpful if available), accurately depicting:
 - Windows and doors
 - Proposed garage doors (with detail and spec sheet)
 - All proposed trim, fascia, bands, brackets, and braces
 - Porches, columns, and railings
 - All wall penetrations, including mechanical / plumbing exhausts
 - All roof penetrations
 - Finished grade lines
 - Exterior lighting (submit spec sheets for decorative fixtures)

- Wall Sections/Details indicating detail for exterior elements including but not limited to:
 - Roofs, eaves, cornice, rakes
 - Window and door trim
 - Chimney caps

- Terraces and porches
- Railings
- All visible material transitions (siding to stone, sill caps, water tables, etc.)

- Final exterior palette and samples of all exterior materials and colors.

- Energy Star compliance documentation including:
 - Intended certification method: Prescriptive Path or Performance Path
 - Builder's Energy Star Partnership Agreement
 - Energy Star Home Energy Rater

Notes:

DRC ACTION Approved _____ Disapproved _____
** See attached comments from the DRC



Final Landscape Plan

Date: _____ Lot # _____

Address of Project _____

Owner _____ Architect _____

Address _____ Address _____

_____ Zip _____ _____ Zip _____

Telephone _____ Telephone _____

Email _____ Email _____

Landscape Architect _____ Contractor _____

Address _____ Address _____

_____ Zip _____ _____ Zip _____

Telephone _____ Telephone _____

Email _____ Email _____

LANDSCAPE DESIGN CHECKLIST

Final landscape plan is due 60 days prior to completion of construction.

Please check off each item as they apply. If any of the items on the list are not completely addressed and fully completed, the submittal will be considered incomplete and will not be included on the agenda for review.

- (2) hard copies and digital file in .pdf format to DRC for review and approval.**
- 1" = 20' (minimum) Final Landscape Plan indicating:**
 - Landscape beds**
 - Plant species with final count - see *Planting* section for requirements.**
 - Landscape lighting plan**
 - Other landscape features such as paths, rain gardens, boulders, etc.**

NOTES:

DRC ACTION Approved _____ Disapproved _____

** See attached comments from the DRC



CONSTRUCTION GUIDELINES

WHO IS RESPONSIBLE

The owner of record for each lot is ultimately responsible for compliance with the Covenants, Conditions and Restrictions for Sovereign Oaks, Design Guidelines and Construction Guidelines. The lot owner is accountable for the actions of their builder as well as any and all subcontractors or others providing services to your specific lot.

ROAD MAINTENANCE & PARKING

- All construction vehicles must either park entirely on the pavement or must park on the lot under construction. If a vehicle parks off the paved road, on the lot under construction, the vehicle must enter and exit the lot over the mud mat which has been installed for that property so mud is not tracked onto the road.
- Owners may choose to install a 48" gravel shoulder along the shoulder of the road in front of the lot under construction. This will allow vehicles to get further off of the road and to help keep mud off the pavement. This gravel shoulder shall be removed by the Owner at the end of construction prior to the installation of the landscaping.
- No trailers shall be parked on the paved road at any time. All trailers shall be parked entirely on the lot which it is being utilized for. These trailers shall be transported to and from the lot across the mud mat so mud is not tracked onto the road.
- Contractors who drive non-essential vehicles are strongly encouraged to either park off site and carpool to the job site or to park vehicles along roads inside the community which have low traffic volumes. These vehicles shall park single file on the right-hand side of the road, entirely on the pavement.
- If mud is tracked onto the pavement, that mud shall be shoveled and swept off the pavement immediately.
- Vehicles shall park in straight-away portions of the road and shall avoid parking in curves. Parking in curves forces other vehicles off the road and damages the shoulders and edge of pavement.
- No vehicle shall travel off the paved surface for any reason unless accessing a lot across a mud mat.
- Precautions shall be taken to prevent any automotive fluids from leaking onto the pavement. If a vehicle leaks fluid onto the pavement, the owner shall clean up the pavement immediately.

CONSTRUCTION DEBRIS & TRASH REMOVAL

- Each builder will be required to maintain a dumpster at the front of the property (not in the right-of-way) on the lot under construction. This dumpster should be emptied periodically when construction materials reach the upper rim.
- All construction sites are to be cleaned daily to facilitate a pleasing appearance to homeowners, guests and prospective buyers and to eliminate any potentially hazardous conditions.
- Lightweight materials, packaging, and other items shall be covered and weighted down to prevent

their being blown off the construction site.

- Construction materials will be kept out of the street right-of-ways at all times.
- Dumpsters may be shared by two or more lots.
- No debris of any kind may be dumped on adjacent lots, common areas or undeveloped areas within Sovereign Oaks.

UTILITY EASEMENTS

- To avoid harm to yourself or your contractors and damage to underground utilities, you are required to request that the locations of existing utilities be marked by calling 811. Additionally, the fiber optic communications line needs to be located by Skyrunner Internet (828)-258-8562. These requirements relates to any construction, including foundations, landscaping, fences, etc.
- Owners will be liable for any damage to underground utilities which may occur as a result of a failure to follow these procedures.