

Barnes Bluff Architectural Control Committee (BBACC)
Statement of Architectural Standards and Policies
Revised February 2014

Overview

The purpose of this document is to provide the prospective lot purchaser or owner guidelines and standards for design and construction of homes in the Barnes Bluff Community. The goal of the BBACC is to work cooperatively with its residents and their appointed architects to design homes that will be comfortable and fit aesthetically within the intended character of the neighborhood. The objective is ensure that the homes constructed within the neighborhood are done so in a manner as to maintain property values for all owners, maintain the charm and stature of southern coastal estate homes, and allow sufficient flexibility in the overall design in order to avoid “cookie cutter” or the “Mc-Mansion” neighborhood feel often found in suburban neighborhoods. It is important to convey that the BBACC’s primary function is to work with its property owners to design a home that meets the needs of future homeowners while maintain the existing standards and investments of the current property owners.

Barnes Bluff is a gated community. The gates may be opened from time to time to assist home builders and others who have official business in the community. When the gates are left open the unfortunate by-product are tourist and sightseers. It is important that the homeowner and the builder understand that personal property and valuables must be secured accordingly.

Review of Architectural Drawings and Building Plans: In order to ensure that commencement of construction is not delayed by the BBACC review, a final set of architecture drawings, site plans, and other pertinent documents per the BBACC requirements outlined in the Application for Residential Construction should be submitted to the BBACC not less that 16 weeks before the intended contruction begins. This will ensure that there is ample time to make adjustments as may be required without impacting the scheduled construction start date. The site plan should indicate all trees on the lot, and further, any trees to be removed should shown on the site plan and physically tapped off prior to the submittal, for ease of insepction. It is expected that there will have been prior discussions and planning meetings with the BBACC before the final submittal. Hopefully the final plan will represent the previously agreed upon plan.

Construction: All construction must be conducted by certified and bonded contractors. All aspects of construction must be inspected by local city/county/state inspectors to ensure that codes are adhered to. A bond of five thousand dollars (\$5,000) shall be posted to guarantee that damage to any Barnes Bluff property will be fully restored to its previous condition. These funds may be used by the BBHOA management company to ensure that any necessary repairs are made. Items included in this provision are roads, gates, curbs, street lights, underground services, vegetation, etc. Barnes Bluff Drive will be periodically cleaned by the contractor of all dirt, mud, and other debris. In addition, the construction site will always be maintained in an orderly condition. This means that materials will be neatly stored, and all debris is picked up at the end of the day and stored in containers not in view of the main road if possible. All trash receptacles will be emptied periodically to ensure no overflow of materials. Any debris that may blow about from the job site will be the responsibility of the contractor to collect and remove. Should construction materials be onsite during a storm event, it will be the contractors responsibility to secure all materials. Should any damage be done to adjacent properties as a result of unsecured material, the owner of the property will be held responsible. No material shall be stored on any lot

other than the lot being built upon. Construction will not begin earlier than 7:30 AM and will end by 6:00 PM. No construction work is permitted on Sundays.

Home Design

Homesites: It is recognized that the lot sizes are somewhat restrictive in width. Nevertheless, the objective is to avoid extremely wide homes that extend from one end of the lot to the other. The concern is that we do not want the neighborhood to take on the appearance of exclusive row or townhouses. Houses are expected to exhibit a Southern Coastal Design. There is no maximum height limit for a home although there are county and city restrictions. There is a minimal height of two stories of living space, plus a parking area under the house. Homes with two or more balconies or porches facing the street are encouraged. All homes are strongly encouraged to have a basement and parking beneath the home. Homesites are subject to BBACC approval.

Hillside Homes

On the hill-side of Barnes Bluff Drive, houses shall be located on a line with other homes in order to maintain a similar prospect along the road and view of the water areas. Homes on the water front will also have a line established in order not to encroach on the road. The preference is to have parking constructed beneath the house and with a west-side entrance where practical. Houses will also be expected to be situated on top of the hill (vs removing the hill and setting the house flat with the road surface).

Waterside Homes

Homes will have to be built on pilings according to code. The space beneath the home will be covered with the same material as the house covering. Access to parking will be on the west-side of the house or from the back of the house. The houses will be set back a specified distance from the road to be determined by the BBACC.

Home Size Restrictions: The minimum size restriction is recommended to be 3,500 square feet of heated and air-conditioned space.

Set Backs: Since the establishment of inflexible building setback lines for location of houses on lots tend to force construction of houses directly to the side of other homes, no specific setback lines shall be established. However, no dwelling shall be constructed closer than ten (10) feet to an adjoining property line.

Home Covering: No vinyl or aluminum siding is allowed. Natural wood siding may be allowed, however, it must be rot/insect resistant, and must be painted. All siding surfaces must be smooth. Shingle siding is not permitted as a whole house covering. However, in some instances, dormers and accents may use architectural quality shingles. All siding must be hung horizontally. Stone and brick may be used upon BBACC approval. Roofs should be shingled with a heavy duty shingle. Metal roofs may be used depending on the design of the house and approval from the BBACC. Generally, a bright shiny tin look is discouraged, but depending on location and other factors they may be considered.

Windows and Doors: Larger double doors (french doors) on the front of the house are encouraged. They may be wood or steel doors. Windows shall be traditional single or double-hung windows with real or simulated divided lights on the top sash minimal. All windows shall be proportionately taller than they are wide (with the exception of transom windows above doors or other windows).

Exterior Stairs and Railings: Stairs may be wood, brick, or stone. Hand rails may be wood, wrought iron, or powder-colored aluminum. Aluminum or wrought iron hand rails may be painted black, brown, dark green, or gray. Wooden hand rails should be painted white (other colors may be considered as reviewed by BBACC).

House “under-pinnings” shall be solid. Some exceptions may be granted for the back of houses where the decking or porches are elevated above ground level. Lattice, louvers, or other “tasteful” enclosures may be used.

Backyard decking and porches shall be supported by 6 X 6 posts minimal. Free standing pergolas or gazebos shall be supported minimally by 6 X 6 posts.

House colors can be variable, but should be muted colors. This will be subject to discussion with CCACC. All colors and surfaces will be approved by the ACC.

Driveways will be concrete, stone, or brick pavers. It is recognized that permeability will need to be factored into the overall design. It is recommended that this be accomplished by including hard surfaces with intermediate permeable elements.

Front and side porches should generally be a minimum of 6’ in depth. Porch columns will be a minimum of 12” wide. Porches and decking on the front and side of the house shall be supported by stone or brick walls. Approved front and side porch decking materials are stone, tile, stamped concrete, or wood grain appearing composite materials.

Roof Pitches will be a minimum of 8-12. Some surfaces may require less depending on the purpose of the structure or architectural design. Exceptions will require BBACC approval.

Landscaping: Landscape plans must be submitted no later than house dry in, and installation of any landscaping should not take place until the plan has been completely reviewed and approved in writing. Full yards will be sodded and have full irrigation systems installed. Natural trees and shrubs are encouraged. Any mechanical devices or utilities visible from the street shall have shrubbery or other planting materials applied as visible barriers. In some instances, it may be prudent to leave the natural vegetation in place. If the homeowner wishes to leave the landscape “unimproved”, it will require the approval of the BBACC, and proper maintenance of growth will be required with periodic pruning. Any major tree removal, prior to and after construction, will require approval from the BBACC. Any lot that is subsequently incorporated into, or added to the lot of an existing homesite will be required to meet all of the landscaping standards as established by the BBACC.

All services to the home will be underground

Swimming pools and hot tubs must be in-ground and not visible from the street. They must meet all regulatory codes. The final site must meet BBACC approval.

Mailboxes are required to meet the size, style, and color requirements of the approved Barnes Bluff custom mailbox. Specifications and ordering information is available through LRES.

House numbers will be 3" to 4" high.

It is required that a representative of the Barnes Bluff Board of Directors and the Architectural Control Committee meet the prospective home builder and the lot owner prior to construction. The objective of this meeting is to ensure that the current or prospective owner fully understands the objectives of the BBACC and to foster a cooperative working relationship of all interested parties. Third parties may be invited to attend by either party as observers.

By your signature below you indicate that you have read the Barnes Bluff policies, requirements, and architectural standards, and accept the same as condition upon purchasing a lot in the Barnes Bluff Community.

Welcome to Barnes Bluff.

Printed Name of Purchaser(s)

Signature(s) of Purchasers

Date

Leon Hicks: Current President of the BBHOA

Denis Cronin: Member of the Board of Directors, BBHOA

Wes Summers: Member of the Board of Directors, BBHOA