

**Barnes Bluff Architectural Review Board (BBARB)**  
**Statement of Architectural Standards and Policies**

**April 29, 2021**

**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. Our standards are intended to ensure that the proposed home is harmonious with the existing southern coastal estate style homes while still allowing for individual tastes and lifestyle needs. Purchasers of properties, lot owners, and those considering building homes should consider that the existing neighborhood consists of BBARB approved upscale homes

**Review of Architectural Drawings and Building Plans:** In order to ensure that commencement of construction is not delayed by the BBARB review, a final set of architecture drawings, site plans, and other pertinent documents must be submitted to the BBARB no less than 8 weeks before the intended construction begins. This will ensure that there is ample time to make adjustments as may be required by the BBARB without impacting the scheduled construction start date. It is expected that there will be prior discussions and planning meetings with the BBARB before the final plans are submitted. The BBARB will use its best efforts to respond to submitted materials within 10 days.

**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 ten thousand dollars shall be posted to guarantee that damage caused to any Barnes Bluff property will be fully restored to its previous condition. These funds will be used by the BBHOA management company to ensure that all 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 road if possible. All trash receptacles will be emptied periodically to ensure no overflow of materials. 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 must end by 6:30 PM. No construction work is permitted on Sundays.

**Home Design**

**Homesites:** The home should be placed on the lot ensuring that the homes façade is parallel to the street and consistent with adjacent homes or prospective homes. A minimum setback from lot lines of 15' on the left and right and 40' from the road are encouraged. Houses are expected to reflect a Southern Coastal Design theme with a minimum of 2 stories, under-home parking where practical and expansive front porches. Height restrictions are determined

by the local building code. Homes on cul-de-sac sites shall have driveway access from the cul-de-sac

### **Hillside Homes**

On the hillside 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. The preference is to have parking constructed beneath the house and with a westside 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 must be built on piers according to code. The space beneath the home must be covered with an ARB approved material and shall not be left open. Access to parking must be on the westside of the house or from the back of the house. Retaining walls and the amount of fill allowable are determined by the city and various governmental environmental constraints.

### **Guidelines and Requirements for All Homes**

**Home Size Restrictions:** The Declaration of Covenants for Barnes Bluff states that the minimum size of a home must be 2,200 sq ft of heated space for Lots 1 through 20 and 2,500 sq ft. for Lots 21 through 32. The BBARB suggests a minimum of 3,000 sq ft regardless of location. No home will be disapproved solely because the proposed home is smaller than the Suggested Minimum. Buyers and builders should recognize that Barnes Bluff is an upscale community where the average size home exceeds 5,000 sq ft. Existing residents and lot owners have made a considerable investment in their properties. The purpose of the BBARB is to protect their investment and yours.

**Home Covering:** No vinyl or aluminum siding is allowed. Fiber cement or natural wood siding may be allowed; however, it must be rot/insect resistant, and must be painted. All siding surfaces must be smooth natural material or fiber cement. All siding must be hung horizontally. Stone and brick may be used upon BBARB approval. Roofs should be metal or architectural asphalt shingles. Color choice should complement the home and be submitted with final plans.

**Windows and Doors:** Large double doors (French doors) shall be centered on the front of the house. Windows shall be traditional single or double-hung windows. 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 leading up to the front door shall also be located at the center of the house. The general expectation is a single set of stairs, however, given the elevation of bluff/hill side homes stairs with intermittent landings may be acceptable. Wooden stairs with “switch backs” are discouraged. Stairs may be wood, brick, or stone. Handrails may be wood, wrought iron, or powder-colored aluminum. Aluminum or wrought iron handrails may be painted black, dark green, or gray. Wooden handrails should be painted white (other colors may be permitted by the BBARB).

**House “under-pinning”** 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. The ARB may allow exceptions.

**Backyard decking and porches** shall be supported by 6 x 6 posts minimal (8 x 8 is recommended). Freestanding pergolas or gazebos shall be supported minimally by 6 x 6 posts (8 x 8 is recommended).

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

**Driveways** must be concrete, stone, or brick pavers. 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 should 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** should be a minimum of 8-12 degrees. Some surfaces may require less depending on the purpose of the structure or architectural design. Exceptions will require BBARB approval.

### **Landscaping**

All yards must be sodded. 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 BBARB.

All utility services to the home shall be underground.

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

Mailboxes are required to meet the size, style, and color requirements established by the BBARB. Mailboxes and posts are purchased from the Barnes Bluff HOA Management Service Company.

House numbers must be 3” to 4” high. This is controlled by the Town of Oak Island.

It is required that a representative of the Barnes Bluff Board of Directors, and the BBARB, meet the prospective home builder and homeowner prior to construction. The objective of this meeting is to ensure that the prospective owner fully understands the objectives of the BBARB, and to build a cooperative working relationship with all interested parties. Third parties may be invited to attend by either party as observers.

Landscape plans will also be reviewed by the BBARB. All trees to be removed from the site will be documented. All trees and shrubs to be planted on the site must also be approved by the BBARB. All lots must be sodded and irrigated. Any lot that is subsequently incorporated into, or added to, the lot of an existing home site, will be required to meet all of the landscaping standards as established by the BBARB.

### **Vacant Lots**

No lot shall be cleared without BBARB approval. The BBARB will require evidence of intent to build prior to approving the clearing of a lot. A site and house plan should be submitted to the BBARB along with the request to clear a lot. There are also significant town and environmental restrictions related to clearing lots. Lot owners are expected to keep their lots free of debris, fallen trees, as well as trash. "For sale" signs must meet the specifications established in covenants. "For sale" signs and pamphlet holders that are not maintained, allowed to lay on the ground for an extended period of time, or not replenished with pamphlets, will be collected and discarded.

### **Storm Damage and Home Repairs**

Exterior home repairs shall be under contract within 90 days of any event causing damage to a home, or upon a home becoming in significant disrepair. Upon request, home owners shall present to the BBARB evidence that a contract has been entered into to repair the damage or disrepair. Home repairs shall be completed within 180 days. The BBARB, at its discretion, may extend this period under extreme circumstances. Vacant lot owners are responsible for clearing all debris and downed trees resulting from storms.

### **Entrance gate operation**

Barnes Bluff is a gated community. The gates may be opened from time to time to assist homebuilders and others who have official business in the community. When the gates are left open an unfortunate by-product are the tourist and sightseers it encourages. It is important that the home owner and the builder understand that personal property and valuables must be secured accordingly. Gate rules and operations are determined by the Barnes Bluff Board of Directors

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

Please return this form to the Barnes Bluff management services provider upon completion.

LRES Inc.  
1226 N. Howe St.  
Southport, NC 28461

Welcome to Barnes Bluff.

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Printed Name of Purchaser(s)

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Signature(s) of Purchaser(s)

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Date

**Leon Hicks: Current President of the BBHOA**

**Denis Cronin: Member of the Board of Directors, BBHOA**

**Nancy Arvan: Member of the Board of Directors, BBHOA**

**This document supersedes the 2012 and 2014 versions of the BBARB Guidelines as presented and approved by the Annual General Meeting of the BBHOA.**