

GOVERNORS VILLAGE

**ARCHITECTURAL REVIEW PROCESS
AND GUIDELINES**

**SUBMITTED BY ARCHITECTURAL REVIEW BOARD
APRIL 2009**

Section 1

Mission, Function, Responsibilities and Powers

1. Mission and Function

Governors Village has been carefully designed to be just that, a village. Here the quiet neighborhoods are laced with sidewalks that pass by front porches inviting neighborly conversation. The beautiful homes were designed specifically for Governors Village to evoke vintage architectural charm while providing variety of choices. There are park areas for active recreation or quiet evening strolls. And within walking distance is the planned Village Center, which will offer shopping, dining, professional offices, and banking services.

To assure an attractive, compatible, and aesthetically pleasing community, Governors Village Property Owners Association has developed an Architectural Review Board (ARB) and the following Architectural Review Board Guidelines. The ARB function is to guide residential development in such a way so as to maximize compatibility, of all improvements within Governors Village. In addition to the requirements contained in this manual, all property owners are also bound by the provisions of the *Governors Village Declaration of Covenants and Restrictions*. No structure on a residential homesite within Governors Village shall be erected or altered until the proposed site plan, building plans, construction materials and colors have been approved in writing by the ARB.

Governors Village ARB developed *Architectural Review Board Guidelines* to be used as design guidelines for all new construction and subsequent alterations on residential properties in Governors Village, Governors Park and Governors Forest. The ARB will use this document as a guide in evaluating the appropriateness of the projects submitted for review. All property owners and applicants for design approval by the Governors Village ARB are advised to use these guidelines as a tool for site planning, detailing and landscaping of any new structure or alteration. **The *Architectural Board Guidelines* may be modified by the ARB from time to time.**

2. Scope of Responsibility

The Governors Village ARB shall be responsible for the administration of design guidelines, including, but not limited to the *Architectural Review Board Guidelines*. The ARB shall have exclusive jurisdiction over all architectural approval of all proposed new construction within Governors Village. The ARB has also retained the right to review all proposed alterations and modifications to existing structures including, but not limited to walls, fences, exterior painting, material replacements, window tinting, renovations and additions and landscaping.

3. Limitation of Responsibilities

The ARB has reserved the right to review the plans, specifications, materials and samples submitted to them by the applicant, to verify that the proposed structures and/or alterations to existing structures conform to the Governors Village appearance standards as set forth by the ARB and described in the *Architectural Review Board Guidelines*, and to approve the aesthetics of the proposed structure and its appropriateness in light of the surrounding neighborhood and the configuration of each home site.

Neither the ARB, nor its agents, assumes responsibility for the following:

1. The structural integrity or soundness of the proposed structures and/or alterations.
2. Compliance with any and all applicable building codes, safety requirements, governmental laws, regulations or ordinances.
3. The quality of work or performance of any contractor
4. Defects in any plans or specifications submitted, revised or approved.
5. Any structural or other defects in work done according to the approved plans.
6. Any injury, damages or losses arising out of the manner or quality of approved construction on, or modifications to, any structures with Governors Village.

4. Enforcement Powers

Should any structure be built or altered within Governors Village without prior approval of the ARB, the ARB has the right to require the Owner to remove and/or alter any improvement so that it complies with the standards and rules established by the ARB. The ARB is specifically empowered, upon receipt of Board of Directors' approval, to enforce the architectural and landscaping provisions of this Declaration and the Declaration of Covenants for the Developments, by any legal or equitable remedy, and in the event that it becomes necessary to resort to litigation to determine the propriety of any constructed Improvement, or to remove and unapproved Improvement or restore any tree or natural area, the Master Association shall be entitled to the recovery of court costs, expenses and attorneys' fees in connection therewith. In addition to all other remedies contained herein, the ARB may record against the Owner's Unit a Certificate of Non-Compliance stating that the Improvements on the Unit fail to meet the requirements of the ARB.

Approval by the ARB does not relieve the applicant of the applicant's obligation to obtain any and all required governmental approvals, nor does obtaining all required governmental approvals waive the need for all new construction and subsequent alterations to be approved by the ARB. If such governmental approvals are required and not obtained by the owner, the ARB and/or the applicable governmental agency may take whatever action necessary, to cause compliance.

In accordance with the Master Declarations, any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of this document and the design guidelines may be precluded from continuing or performing any further activities in Governors Village.

Section 2

Design Review - General Information

1. Review of Design Submissions

The ARB has established the following procedures for the review of site, landscape, and architectural documents. Homeowners, builders, and architects are encouraged to fully and actively participate in the architectural process. In addition, the applicant for design review is encouraged to contact the ARB's Coordinator during the process for clarification of the architectural guidelines for Governors Village.

The ARB will review design submissions at scheduled ARB meetings. The ARB Coordinator will review submissions in advance and incomplete submissions will not be submitted for Board consideration.

A complete submittal package will include the following (please also refer to Form A - Submittal Requirements):

- Application for Approval of Improvements
- 1 set of 11" x 17" Site, Drainage plans.
- 1 set of 11" x 17" Landscape and irrigation plans (Phases 1 & 2 only)
- 1 set of 11" x 17" Architectural plans
- A sample of exterior selections (i.e. paint and brick) Revised January 2005
- Application Checklist
- Architectural Review Board Design Review fee-\$300.00 (Checks are to be made payable to Governors Village POA) – New Homes Only
- **Architectural Review Board deposit - \$5000.00 (Checks are to be made payable to Governors Village POA) – New Homes Only**
- Contractor Certification
- Contractor Information
- *Contractor Sign-Please see ARB Representative for sign specifications.

Submissions should be sent to:

Governors Village - ARB Coordinator
C/o Talis Managment Group
P.O. Box 991'49
Raleigh, NC 27624

The ARB shall attempt to respond to all design submissions in a timely manner. After the plans have been reviewed, they will be kept by the ARB for their records.

As of this writing, the ARB meets to review design submissions on the 2nd Tuesday of each month.

2, Design Review Fees

Design review fees will be established and published by the ARB. The ARB reserves the right to change or waive these fees from time to time. As of this writing the Design Review fee is \$300.00 for each submission.

A deposit of \$5000 will be made at the time of the Design Review Fee....

3. Design Variances

All design variance requests relating to ARB approvals must be made in writing to the ARB. Any variances granted shall be considered unique and will not set any precedent for subsequent decisions by the AIRB.

4. Additional Meetings with the ARB

If an application for design approval has been denied, or the approval issued by the ARB is subject to conditions which the applicant feels are unacceptable, the applicant may request a meeting with the ARB to discuss the plans and the ARB's reasons for denial as set forth in the Governors Village Declaration and Covenants, Section 10.1.7.

Section 3

The Architectural Review Board Process

1. Design Review

A complete submittal package for ARB consideration will include the following:

- Application for Approval of Improvements
- 1 set of 11" x 17" Site, Drainage plans.
- 1 set of 11" x 17" Landscape and irrigation plans (irrigation: phases I & 2 only)
- 1 set of 11" x 17" Architectural plans
- A sample of exterior selections (i.e. paint and brick) Revised January 2005
- Application Checklist
- Architectural Review Board Design Review fee-\$300.00 (Checks are to be made payable to Governors Village ARB)- New Homes Only
- **Architectural Review Board deposit - \$5000.00 (Checks are to be made payable to Governors Village POA) – New Homes Only**
- Contractor Certification
- Contractor Information
- *Contractor Signs-Please see ARB representative for sign specifications.

Please contact the ARB Representative for additional information. **The Applicant must submit the completed application before 5:00 pm of the *Wednesday* prior to a regular scheduled ARB meeting to secure placement on the agenda.**

The ARB will review the completed package and respond to the Applicant in a timely manner. If the submission is approved, an ARB Certificate of Approval will be issued provided that a Builder has been selected and approved for the project. If at the time of the ARB review, a Builder has not been selected, the Certificate of Approval will not be issued until such time a Builder has been selected and approved by the ARB.

2. Issuance of ARB Certificate of Approval and Water and Sewer Permits

Once a Governors Village Submission has been approved by the ARB, the Applicant picks up their ARB Certificate of Approval free of any contingencies from the ARB Representative.

At this time, the Applicant should request from the ARB Representative, the street address for their project.

The Applicant then obtains a Water Connection Permit from the Governors Club Development Corporation and a Sewer Utility Permit from the Governors Club Sewer Utility. (The Applicant pays the water tap fee at this time and pays for the sewer connection late at the time of connection to the sewer utility).

As of this writing, April 5, 2002, the water and sewer connection fees total \$6,540. (Subject to Change)

As of this writing, January 1, 2005, Applicant is to obtain and pay for the Water Connection Permit and Sewer Utility Permit from Bradshaw & Robinson 128 Hillsboro Street, Pittsboro, NC.

3. Submission of Plans to Appropriate Building Inspection Departments

The applicant or his representative submits approved plans to the Chatham County Building Inspector and any other such agencies having jurisdiction for required permits. Chatham County requires the Governors Village Certificate of Approval and a receipt from Governors Village for the water and sewer permits prior to issuance of a Building Permit. The applicant should also apply to the respective utilities at this time for electric, gas and telephone service.

As of this writing, January 1, 2005, Applicant is to obtain receipt for the Water Connection Permit and Sewer Utility Permit from Bradshaw & Robinson 128 Hillsboro Street, Pittsboro, NC.

4. Site Tree Protection and Erosion Control

The applicant or his representative must stake the site in accordance with the approved Site Plan and install appropriate erosion control measures for the site. The ARB Representative must approve this stakeout prior to any clearing of the site.

All erosion control and other plans shall be strictly followed. Flagging or tree fencing shall be used as needed to prevent damage to trees including the root zones and natural areas. Construction materials and machinery shall be kept away from trees, off-root zones, and out of natural areas. **The site shall be kept neat and clean at all times.**

5. Revisions and Changes

The applicant must notify and obtain approval from the ARB in writing prior to making any changes in the approved site and landscaping plans, exterior elevations, or landscape plans.

Any requests for changes in exterior colors or materials must be accompanied by a properly labeled sample (if not from the approved palette), as well as any additional information which may assist the ARB in determining the stability of the request.

As of this writing, January 1, 2005, ALL exterior colors must be applied for even if on the approved color palette.

6. Final Inspection

- a. At least two weeks before a Certificate of Occupancy is required, the Builder or Owner shall contact the ARB Coordinator to set up a meeting on site to conduct a final walk through inspection. If the Improvements have been completed in accordance with the plans approved by the ARB, with *the Architectural Review Board Guidelines*, criteria and requirements, and with the Covenants, then, immediately upon concluding the inspection, the Owner and Builder will sign the Certificate of Compliance form certifying compliance. In the event the completed improvements deviate from the approved plans and specifications, then a Schedule of Deviations form is to be completed by the ARB Representative.

- b. The Builder/Owner will then submit the following items to the ARB:
 - i. Certificate of Compliance signed by the Owner and Builder. If needed the Schedule of Deviations should be attached.
 - ii. As-Built foundation survey identifying any variances from the approved plan.

7. Alterations/Remodeling/Improvements

The construction or removal of any exterior Improvements, including landscaping requires ARB approval. Applicants shall consult with the ARB Representative to determine the design documents required for approval. In general, the process parallels the process for building a home and necessary documents include a completed Application for Approval of Improvements, site specific plans, and color and material samples labeled with the manufacture's name, model, or any other identifying information. No work shall commence without written approval of the ARB.

An architectural review fee may be charged for any alterations, such as additions, remodeling, or additional landscaping, which require the submittal of plans.

8. Exterior Repainting of Existing Homes

Repainting of any existing dwelling or improvement thereon with a color other than previously approved shall require the approval of the ARB. A sample of the colors with manufacturer's name, models and color identification and coded to exterior elevations shall be submitted to the ARB for color change approval.

As of this writing, January 1, 2005 repainting of any existing dwelling or improvement thereon with ANY color shall require the approval of the ARB.

Section 4 Architectural Review Board Guidelines

1. General Specifications:

Homes in Governors Village must be designed in conformity with the standards, requirements, and guidelines set forth in the Covenants and these Guidelines.

Exterior Colors and Material are to be selected from the approved palette for Governors Village. The palettes are located at the Management Company to assist Applicants in their selection process. In addition, a listing of the approved colors and materials is also available.

As of this writing, January 1, 2005, exterior colors and materials DO NOT have to be selected from the approved palette. This approved palette is obsolete and no longer located at the Management Company.

Please see construction documents for standard requirements regarding exterior walls, windows, and doors.

Automatic steel raised panel, non-insulated garage door with opener is required.

The approved exterior lighting is by Progress Light and specifications are listed on the Colors and Materials Section. All exterior lighting proposals that are different from those on the approved palette must be submitted and approved by the ARB.

The approved mailbox specification information is available from the ARB representative.

As of this writing, January 1, 2005, the mailbox specification information is located in the ARB Guidelines

Fencing is approved on a case by case basis. Information regarding pre-approved fencing styles is available from the ARB representative.

As of this writing, January 1, 2005, the fencing specification information is located in the ARB Guidelines

All exposed aluminum and PVC roof protrusions (i.e. vents) are to be painted to match the roof color.

2. Dwelling Size/Minimum Standards:

Minimum Square Footage: Each Residence of Phases One, Two, Three and Four shall have a minimum square footage of heated floor space of one thousand five hundred seventy (1,570) square feet. The calculation of square footage shall not include garages, covered walks, open and/or screen porches, patios and pool areas. Square footage measurements shall be taken from inside exterior walls of Residences. The ARB may grant variances as regards first floor minimum footage for designs to fit the particular topography or design of any building site.

Maximum Square Footage: A Residence of Phases One, Two, Three and Four may cover a maximum of two thousand four hundred (2,400) square feet of the ground area of the Homesite. The calculation of the ground area covered by a residence for purposes of this Section shall include all roofed areas both heated

and unheated, but shall not include the ground area covered by a Garage or a on-story breezeway to a Garage or uncovered decks and patios.

Footprint Enlargements/Reductions: The ARB will evaluate the appropriateness of proposed enlargements and/or reductions to the footprints of the approved community plans on a case by case basis.

All footprints must be sited within the setbacks. Garages must be within the setbacks.

Garages: Each Homesite may have an enclosed garage located to the rear of the Residence. The maximum footprint of a Garage including any shelter, storage or tool areas shall be six hundred (600) square feet. The ARB may allow a larger footprint not to exceed nine hundred (900) square feet based upon the size of the Homesite, design, site plan, and impact on adjoining homesite and other relevant factors.

Garage Apartments: Living space (including but not limited to an apartment) may be constructed above a garage. Each homesite may have on garage apartment with a maximum footage of heated floor space of six hundred (600) square feet. The ARB may allow a larger floor space based upon the size of the homesite and the primary residence, the design, the site plan and the impact on adjoining homesites and other relevant factors.

3. Setbacks

All Governors Village homesites shall have the following minimum and maximum setback requirements, unless otherwise indicated on the site plan adopted by the ARB or on the recorded plats:

Governors Village Phases One and Two

Front Yard: Minimum = 20 feet
Maximum = 30 feet

Governors Village (Park) Phases Three and Four

Front Yard: Minimum = 15 feet
Maximum = 30 feet

The front of the home must be within the envelope above. In the case of corner Homesites, there shall be a setback of at least ten (10) feet from the intersecting side street right of way and the ARB shall determine the fronting street.

Rear Yard: Rear yard setbacks shall be generally opposite the front yard, but final determination shall be made by the ARB. The minimum distance for the garage shall be five (5) feet.

Side Yard: The remaining setbacks (other than front yard or rear yard setbacks) shall be five (5) foot setback on the privacy wall side, except that the Garage shall be set back three (3) feet. (Please note provisions in the Declarations for homesite 49, 50, 57, 58, 65 and 66.)

4. **Site Drainage Guidelines:**

Governors Village is relatively flat, with the majority of the homesites sloping from back to front. The width of the homesites and location of driveways along the side yard require careful consideration to provide for proper drainage. Field engineering will be required.

- Consider total drainage area for uphill improvements. Design all storm water systems to handle total future volume and velocity, of storm water. Size drainpipe based on total drainage area.
- Sheet drain and swale as much as possible. Where grades do not permit positive flow to street, e.g. patio areas and motor court, collect at low point and pipe water to tie into the Governors Village storm drain system.
- All water from downspouts and roof leaders are to be attached to an underground pipe and tied into the Governors Village storm drain system. A bubbler box will be required for homesites unable to tie into the Governors Village storm drain system. The bubbler box shall be between the sidewalk and curb. Tunneling under sidewalk is allowed. If sidewalk is to be removed, one complete slab will be taken out and replaced. No patching is allowed.

As of this writing, January 1, 2005, bubbler boxes are no longer allowed.

- Aluminum gutters and downspouts are required
- Foundation drains shall be tied into the storm drain system where possible. If unable to tie into the Governors Village storm drain system, pipe must be taken to rite curb so that water runs directly into the street and not across the sidewalk. (See detail drawing)
- Erosion control measures are necessary, to contain the silt for each construction site. In many cases, properly installed silt fencing (pinned at the bottom) will be necessary for the homesite. Location for silt fencing is to be specified on the site plan. Site drainage and appropriately maintained erosion control is the responsibility of the owner.
- Drainage plans must be submitted for review to ARB.

5. **Landscape Development Guidelines**

- * **Landscape Budget:** The following budgets are intended as a guide only and should be considered as such as each site will require specific decisions related to that site and the ARB Guidelines associated therewith:

Phases One, Two, Three and Four

Landscaping Suggested Budget	\$5,000
Irrigation Suggested Budget	\$1,500
Architectural Suggested Budget	\$ 900

The total budget expected ranges from \$7,400. (Excludes fencing, lighting and mailboxes.)

- **Planting Plan Guidelines:** Each Governors Village Homesite shall be landscape with the following types of vegetation (refer to recommended plant lists).

Phases One and Two:

<u>Quantity</u>	<u>Description</u>	<u>Size</u>
2	Large Street Trees	3" caliper
1	Medium size Shade Tree	2" caliper
2	Small flowering/Ornamental trees	6' height
1	Evergreen Tree	6' height
40	Shrubs	18-24" height
	• Front foundation shrubbery	
	• Heat/AC screening shrubbery	
	• Accent flowering shrubbery	

(Corner homesites may require more landscape)

Phases Three and Four:

<u>Quantity</u>	<u>Description</u>	<u>Size</u>
1	Shade Tree (located in front yard)	3" caliper
2	Ornamental Trees	6' height
1	Evergreen Tree	6' height
30	Shrubs	18"-24" height

(Corner home sites may require more landscape)

- An approved sod is to be used for front yard area. The two- (2) foot area between the curb and the beginning of the sidewalk shall be Sod. When there are two driveways side by side the strip between these shall be sodded ten (10) feet from the back of the sidewalk. The remaining area may be either grass or mulched with shredded bark or pine straw (four inches thick).
- Mulch (4 inches thick) should have shredded bark or pine straw and shall be in all plant beds without grass.
- Blank areas or walls shall be landscaped with upright shrub or small tree. A/C units and meters shall be screened with Evergreen shrubbery.
- Street trees shall be 30 feet on center; located an equal distance (5 feet) from the sidewalk so trees are in line.
- **Irrigation:** Required for Phases One and Two. (Not required for Phases Three and Four, but strongly recommended.)
 - ❖ An underground irrigation system shall irrigate all landscape areas including sodded lawn areas and plant beds. Each landscaped area shall incorporate a design for a closed looped system with automatic zones.

Driveway Options:

- All natural colored concrete with uniform square grid pattern for scoring joints.
- Driveway treads with center grass strip.
- Motor court may be developed with concrete pavers and/or brick paver borders.
- Minimum 2 ft. landscaped strip shall separate the drive from the property line.
- Driveway widths to be 9 ft. to 10 ft. minimum except for maximum of 12 ft. wide at the street.
- Two-foot radius required at driveway entrance.
- Motor Courts are to be designed for proper turning radius for maneuvering any car. Please provide space for turnaround and guest parking.
- Walkways are to be brick pavers or concrete. Paver selections must be approved by the ARB.

Outdoor Lighting:

- Path lights and uplights to be approved fixture types.
- Lighting for walkways and outdoor living areas shall be low lumen diffused lighting and located so the light source is not visible.
- Uplighting shall be designed to accent a special tree plant or architectural garden feature; minimize light pollution.

Construction Site Requirements

- All job sites will be kept in a clean and orderly condition. No materials will be stored or placed in the street, swale, sidewalks right-of-way or natural areas.
- A trash can for each jobsite is required for discarded food and drink containers must be emptied at least once a week.
- Weekly trash removal will be required for each homesite. If the Governors Village standards are not met, Governors Village will remove the trash and an invoice will be sent to the Owner.
- Sites must be free of loose debris at all times and homes should be accessible to foot traffic and be broom cleaned for each weekend.
- Erosion control is required for each homesite. If problems occur due to lack of erosion control on a homesite, Governors Village may install appropriate erosion control measures and an invoice will be sent to the Owner.
- A "Port-a-John" will be required for each homesite under construction.

- No sign or banner of any kind is allowed unless approved by the ARB before installation. Please see attached template for sign specifications.
- The purpose of such signs is to identify job sites. Builder signs shall be properly installed (ground installation facing street) and shall remain properly installed throughout construction. Please see attached Addendum for Construction Site requirements.



GOVERNORS VILLAGE

ARCHITECTURAL REVIEW PROCEDURES AND GUIDELINES

ADDENDUM - SECTION 4, NMMBIER 6 *Construction Site Requirements*

JANUARY 31, 2002

Revision: In addition to the current requirements the following is added:

- Hours of Construction
- Playing of Radios, TVs, DVDs, and other Sound Equipment
- Street Maintenance

- Hours of Construction are to be as follows;

Monday -Friday	7:00am-7:30 pm (Daylight Savings Time)
	7:30am-6:00 pm (Standard Time)
Saturday	8:30am-5:00 pm (Year Round)
Sunday	Exterior Work - Not Allowed
	Interior Work- 12:00pm-5:00pm

- Playing of Radios, TVs, DVDs, and other sound equipment is not to exceed 60dBs(a) when measured from construction site boundary lines. Sound equipment is only allowed within the confines of the construction area which is defined as within the foundation area (i.e.; radios are not allowed to be played from vehicles).
- Streets bordering construction sites are to be cleaned each Friday while construction is taking place. If this is not done on a regular basis, Governors Village may clean the streets and an invoice will be sent to the Owner.

GOVERNORS VILLAGE

Architectural Review Procedures and Guidelines

ORIGINAL DOCUMENT DATED APRIL 23, 2002
ADDENDUM 2.11.03

Section 4-7

1. **Governors Forest Guidelines**

The ARB has established the following procedures pertaining to home sites at Governors Forest.

- A. Landscape plans: 1 set of 11" X 17" Landscape plan is required. Although specific requirements for plantings have not been established, the ARB will evaluate plans on a lot by lot basis to ensure consistency and compatibility with the make-up of the development. Included with this plan is to be an envelope, which will clarify where clear cutting will occur.
- B. Drainage Plans: 1 set of 11" X 17" drainage plan detailing how and where drain water will be cleared.
- C. Roof Vents - All roof vents will be black in color.
- D. Garages - Only side load garages are approved.
- E. Mailbox / Post - Per approved black metal design

Governors Village Architectural Review

**Form A
Application for Approval of Improvements**

Homesite Number: _____ Phase: _____

Estimated Date of Construction Start: _____
Estimated Date of Construction Completion: _____

Applicant: _____
Address: _____

Phone: _____ Fax: _____

Contact Person or Agent (if different from above):

Name: _____
Address: _____

Phone: _____ Fax: _____

Builder: _____
Address: _____

Phone: _____ Fax: _____

Architect: _____
Address: _____

Phone: _____ Fax: _____

Landscape Architect or Landscape Installer:

Address: _____

Phone: _____ Fax: _____

Plans Submitted are: With Changes: _____ (see reverse) Without changes: _____

I certify that I have read the Governors Village Declaration, Article 10 – Architectural and Landscape Controls and Article 11 – Use Restrictions. The proposed improvements are in accordance with the Declaration except as noted.

Submitted by: _____ Date: _____
Property Owner
_____ Date: _____
Builder

- PLEASE NOTE ALL MODIFICATIONS/SPECIAL REQUESTS FOR BOARD CONSIDERATION IN THE SPACE PROVIDED BELOW:

Detailed Explanation of the modification (Use additional sheets and/or attach sketches and material information as necessary)

[illegible]

GVFormA/10/98

Product and Materials Samples (Only one copy required)

Identify all materials and colors for the elements listed below. If any of the material or colors differ from what is shown on the approved exterior materials and colors list, samples must be provided.

<u>Exterior Element</u>	<u>Color/Finish</u>	<u>Manufacturer/Description</u>
<u>Brick</u>		
<u>Mortar</u>	<u>Buff or Plain</u>	
<u>Siding</u>		<u>Hardi-Plank Horizontal Siding</u>
<u>Roofing</u>		<u>Certainteed Horizon Shingle</u>
<u>Metal Roofing</u>		<u>.024 gauge metal w/enamel finish</u>
<u>Fascia/Trim</u>		
<u>Gutters</u>	<u>To match trim</u>	
<u>Shutters</u>		<u>See construction plans</u>
<u>Front Door</u>		<u>See construction plans</u>
<u>Windows</u>		<u>See construction plans</u>
<u>Garage Doors</u>		<u>See construction plans</u>
<u>Fences/Walls</u>		
<u>Patios/Decks</u>		
<u>Driveway</u>		
<u>Exterior Lighting</u>		
<u>Other</u>		
<u>Other</u>		

Form B

SUBMITTAL REQUIREMENTS CHECKLIST

Please check the following items that are included with this application for ARE review. All drawings should be legibly drawn and properly noted.

_____ Application Review Fees of \$300 paid to "Governors Village Property Owners Association".

_____ Application for Approval of Improvements

_____ Proposed site plan (size: 11" x 17") showing at minimum:

- ___ 1. Boundary lines, north arrow.
- ___ 2. Setbacks, easements, and rights of way. Be sure to note front/back setbacks located at front of property.
- ___ 3. Houses and other improvements existing or approved for adjacent homesites.
- ___ 4. All proposed improvements, such as house (including roof overhang), walks, drive, fences, patios, decks, garage and pools.
- ___ 5. Storm drainage structures, such as yard basins, pipe, culverts, and French drains. Include rim and invert elevations, pipe size and slope.
- ___ 6. Erosion control measures, such as silt fencing, sediment traps, and rip rap energy dissipator.
- ___ 7. Paving material and finish.
- ___ 8. Location of utilities, such as water lines, electrical lines, TV, cable lines, gas lines, sewer lines.
- ___ 9. Site details as needed.
- ___ 10. Mailbox location.
- ___ 11. Location of AC units with proposed screening.
- ___ 12. Location of irrigation.
- ___ 13. Bubbler box by mailbox for drainage of water to curb (if applicable).
- ___ 14. Fencing location (if applicable). Please include product specifications (height, color, style).

_____ Proposed Landscape plan (size: 11" x 17") showing at minimum:

- ___ 1. Planting locations specifying types, size and quantity
- ___ 2. Plant Schedule with type/description/sizes
- ___ 3. Location of sodded areas
- ___ 4. Location of mulched areas
- ___ 5. Location of any proposed exterior landscape lighting (please include product specifications).

_____ Proposed Exterior Elevations (size: 11" x 17") showing at minimum:

- ___ 1. All sides and hidden planes.
- ___ 2. Exterior materials, finishes
- ___ 3. Deck/balcony/stair detail sufficiently enlarged to show visual impact with grade plotted. Deck and porch rail detail.
- ___ 4. Trim detail.

_____ Proposed Floor plans (size: 11" x 17") showing at minimum:

- ___ 1. All exterior walls and openings, such as doors, windows, and high glass.
- ___ 2. All porches, decks, patios, planters, and screen walls. Show structure.
- ___ 3. Heated square footage per level.
- ___ 4. Square footage calculations of garages, decks, patios and porches.

Form C

Homesite # _____
Owner: _____

TO: GOVERNORS VILLAGE ARCHITECTURAL REVIEW BOARD
Post Office Box 2615
Chapel Hill, NC 27515
(919) 968-8500

Contractor Certification

The undersigned Contractor ("Contractor") has been approved to build in Governors Village. The undersigned Contractor certifies and warrants that:

1. All persons managing or supervising work in Governors Village have read the current Governors Village Declaration;
2. The Contractor will be responsible for building in accordance with the Declaration and the plans and specifications approved by the Architectural Review Board;
3. The Contractor will be responsible for deviations from the approved plans and specifications, colors and materials, that are not approved by the Architectural Review Board prior to construction. If any deviations are not approved, Contractor will promptly do whatever is needed to eliminate the deviation and properly complete the construction.

This the _____ day of _____, 1998.

Name of Contractor

Signature and Title

Lot # _____
Governors Village Building Permit # _____

TO: GOVERNORS VILLAGE ARCHITECTURAL REVIEW BOARD
Post Office Box 2615
Chapel Hill, NC 27515
(919) 968-8500

CERTIFICATE OF COMPLIANCE

The undersigned certify to the Governors Village Architectural Review Board (the "ARB") that building structure and other improvements (the "Improvements") situated on the above Lot in Governors Village have been constructed or altered (circle one) in accordance with the recorded covenants affecting such lot, as amended to date, copies of which covenants the Owner hereby acknowledges reading.

The undersigned further certify that:

1. The Contractor, Governors Village ARB representative have each conducted a final inspection of the completed improvements and find to the best of their knowledge, through observation, that the improvements were done in accordance with the plans and specifications previously approved by the Architectural Review Board on _____, 19____, including any approved amendments, except there are some deviations from the
☐ architectural plans ☐ landscape plans
as set forth on the attached Schedule of Deviations. The Contractor certifies that the attached Schedule of Deviations is complete. The Owner requests that the ARB approve the deviations.
2. The improvements meet the guidelines, criteria and requirements set forth by the ARB.

Witness the hand and seal of each of the undersigned.

Contractor: _____ (SEAL) _____ (Date)
(Signature)
Owner: _____ (SEAL) _____ (Date)
(Signature)
Type of Improvements: _____

The ARB reviewed the above Certificate of Compliance and attached Schedule of Deviations, approves the deviations noted, and based upon the representations made, accepts the Certificate of Compliance this _____ day of _____, 19____.

GOVERNORS VILLAGE ARCHITECTURAL REVIEW BOARD

By: _____

The ARB has not and will not undertake to review, verify, or question the sufficiency or accuracy of any plans, surveys, or specifications submitted to it, nor any improvements accepted by it.

COLORS AND MATERIALS SELECTION GOVERNORS VILLAGE

ACCENT, BODY COLOR, & TRIM

Group 1:

DURON 8546	Sable Night (Accent)
DURON CW054W	Natural Echo (Trim)
DURON Dutch 8583	Gray Nuance (Body)
DURON 8604	Victoria Falls (Body)
DURON 8154	Marshland (Body)
DURON 8174	Fenland (Body)
DURON Dutch 8204	Spice Bounty (Body)
SW 2067	Maison Blanche
SW 2031	Pavillion Beige

Group 2:

DURON 8396	Cedar nose (Accent)
DURON CW054W	Natural Echo (Trim)
DURON 8174	Fenland (Body)
DURON 8204	Spice Bounty (Body)
DURON 7731	Light Topaz (Body)
DURON 8243	Amber Waves (Body)
DURON 7744	September Leaf (Body)
SW 2067	Maison Blanche
SW 2031	Pavillion Beige

Group 3:

DURON 8596	Olympic Pine (Accent)
DURON CW054W	Natural Echo (Trim)
DURON 8583	Gray Nuance (Body)
DURON 8604	Victoria Falls (Body)
DURON 8154	Marshland (Body)
DURON 8174	Fenland (Body)
DURON 8204	Spice Bounty (Body)
DURON 7731	Light Topaz (Body)
SW 2067	Maison Blanche
SW 2031	Pavillion Beige

Group 4:

DURON 8786	Black Finish (Accent)
DURON CW054W	Natural Echo (Trim)
DURON 8583	Gray Nuance (Body)
DURON 8604	Victoria Falls (Body)
DURON 8154	Marshland (Body)
DURON 8174	Fenland (Body)
DURON 8204	Spice Bounty (Body)
DURON 7731	Light Topaz (Body)
DURON 8243	Amber Waves (Body)
SW 2067	Maison Blanche
SW 2031	Pavillion Beige

BRICK

(Buff Mortar (CM115) or Plain Mortar)

Lee Brick #165	Roanoke Blend
Lee Brick #450	Williamsburg
Lee Brick #183	Jefferson Blend
Lee Brick	Windsor

Triangle Brick
Triangle Brick
Triangle Brick
Triangle Brick
Triangle Brick

Old Colony
Wilmington
Savannah Tumble
Portsmouth
Northampton

San-ford Brick #436	Commonwealth
Sanford Brick #595	Colonial Handtique
Sanford Brick #520	Carriage House
Sanford Brick #586	Olde Towne

SIDING

Hardi-Plank siding, Board and Batten, and/or brick

ROOF

Certainteened Horizontal Shingle:
(at minimum 25 year)

Williamsburg Gray
Shadow Black
Weathered Wood

LIGHTS

Progress Light
Progress Light
Progress Light
Progress Light

Wall Lantern P5920-31 (Black)
Chain Hung P5519-31 (Black)
Post Lantern P5419-31 (Black)
Landscape Lighting TBD

DOORS:

Alternate Options: Medium/Dark Stain (Must be submitted & approved by the ARB).

PATIOS & WALKWAYS

Concrete and/or brick pavers (w/ARB approval for color).

DRIVEWAYS

Concrete

FENCING

Information provided by the ARB office for approved fencing options
See attached fencing documentation.

MAILBOX

by Posts & Pickets, Ltd.

Please see attached Posts & Pickets, Ltd. Form for more information

COLORS AND MATERIALS SELECTIONS GOVERNORS PARK

TRIM COLORS

Sherwin Williams

Duron

S 1018	Sleek White	CW054W	Natural Echo
S2004	Egret White		
S2060	Casa Blanca		
S2088	Paris White		
S2137	Everest White		

ACCENT and BODY COLORS

(S = Sherwin Williams, D = Duron)

Group 1:

Accent:	S2238	Black Forest
Body:	S1018	Sleek White
	S2060	Casa Blanca
	D7731	Light Topaz
	S2003	Stucco Greige
	S2022	Dry Dock
	S2023	Threshold Taupe
	S2025	Castle Beige
	S2030	Sanderling
	S2031	Pavillion Beige
	S2037	Stone Lion
	S2039	Estate Tan
	S2081	Grecian Ivory
	S2080	Natural
	S2135	Pussywillow
	D8174	Fenland
	D8204	Spice Bounty

Group 2:

Accent:	S2015	Wrought Iron
Body:	S1018	Sleek White
	S2060	Casa Blanca
	D7731	Light Topaz
	S2003	Stucco Greige
	S2030	Sanderling
	S2031	Pavillion Beige
	S2037	Stone Lion
	S2039	Estate Tan
	S208	Grecian Ivory
	S2080	Naturel
	S2135	Pussywillow
	D8174	Fenland
	D8204	Spice Bounty
	D 8583	Gray Nuance

Group 3:

Accent:	S2237	Village Green
Body:	S1018	Sleek White
	S2060	Casa Bianca
	D7731	Light Topaz
	S2003	Stucco Greige
	S2022	Dry Dock
	S2023	Threshold Taupe
	S2025	Castle Beige
	S2030	Sanderling
	S2031	Pavillion Beige
	S2037	Stone Lion
	S2039	Estate Tan
	S2081	Grecian Ivory
	S2080	Naturel
	S2135	Pussywillow
	D8174	Fenland
	D8204	Spice Bounty

Group 4:

Accent:	S2161	Mesquite Wood
Body:	S1018	Sleek White
	S2060	Casa Blanca
	S2003	Stucco Greige
	S2022	Dry Dock
	S2023	Threshold Taupe
	S2025	Castle Beige
	S2030	Sanderling
	S2031	Pavillion Beige
	S2037	Stone Lion
	S2039	Estate Tan
	S2081	Grecian Ivory
	S2135	Pussywillow

Group 5:

Accent	S2034	Homestead Brown
Body:	S1018	Sleek White
	S2060	Casa Blanca
	S2003	Stucco Greige
	S2030	Sanderling
	S2031	Pavillion Beige
	S2037	Stone Lion
	S2039	Estate Tan
	S2081	Grecian Ivory

BRICK

(Buff Mortar (CM 115) or Plain Mortar)

Lee Brick:

#165 Roanoke Blend
#450 Williamsburg
#183 Jefferson Blend
Windsor

Triangle Brick:

Savannah Tumble
Portsmouth
Old Colony
Wilmington

Bostonian Ironspot
Williamsburg Handform
Bessemer Grey
Northampton

SIDING

Hardi-Plank Horizontal siding (see construction documents for details)

ASPHALT ROOFING

Certainteed Horizon Shingle (minimum 25 year):
Williamsburg Gray, Shadow Black, or Weathered Wood

METAL ROOFING

Copper or ATAS International, Inc. Standing Seam .024 gauge metal with enamel finish (or equal)
(Color selection will be reviewed and approved on a case by case basis by the AR-B)

Colors:

Forest Green= 11
Hartford Green 27
Medium Bronze 03
Sierra Tan 09
Classic Bronze 01
Slate Grey 20
Boysenberry 25

LIGHTS

Progress Light	Wall Lantern P5920-31 (Black)
Progress Light	Chain Hung P5519-31 (Black)
Progress Light	Post Lantern P 5419-31 (Black)
Progress Light	Landscape Lighting TBD

Other exterior lighting submittals will be reviewed and approved on a case by case basis

DOORS

Painted Metal or Fiberglass (see accent color palette)
Medium/Dark Stain as an option
(Must be submitted & approved by ARB)

PATIOS & WALKWAYS

Concrete or Brick pavers (w/A.R.B approval of color)

DRIVEWAYS

Concrete

MAILBOX

By Posts & Pickets, Ltd. (See enclosed form)

GOVERNORS PARK
SUGGESTED PLANT MATERIALS*

TREES:

Shade Trees

Red Maple (Native)
Silver Maple (Native)
Willow Oak (Native)
Red- Oak (Native)
Beech (Native)
River Birch (Native)
Sawtooth Oak
White Oak
Green Ash (Native)
Honey Locust (Native)
Willow (Native)
Bald Cypress (Native)

Ornamental Trees

Possum Haw Holly (Native)
White Fringe Tree (Native)
Red Bud (Native)
Dogwood (Native)
Kousa Dogwood
Golden Rain Tree
Crape myrtle
Crabapple
Sourwood Tree (Native)
Flowering Cherry
Bradford- Pear
Star Magnolia

Evergreen Trees

Southern Magnolia (Native)
Wax Myrtle (Native)
Red Cedar (Native)
Nellie Stevens Holly
Dahoon Holly
Fosters Holly
American Holly (Native)
Loblolly Pine (Native)
Hemlock
Deodar Cedar

SHRUBS:

Andromeda
Abelia
Dwarf Abelia
Aucuba
Azalea - Varieties
Cornelia - Varieties
Quince
Cleyera
Cotoneaster
Winged Euonymus
Evergreen Euonymus

Forsythia
St. Johnsworth
Burford Holly
Carissa Holly
Dwarf Yaupon Holly
Heller Holly .
Convexa Holly
Compacta Holly
Yaupon Holly
Jasmine

Junipers - Varieties
Ligustrum
Nandina
Photina
Pyracantha
Indian Hawthorn
Rhododendron - Varieties
Spirea
Viburnum

Ground Cover:

Liriope
Monde Grass
Jessamine

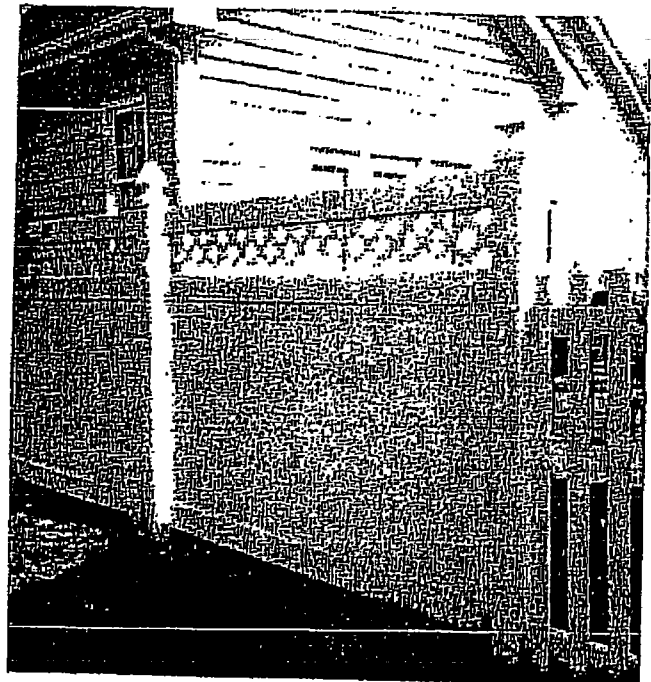
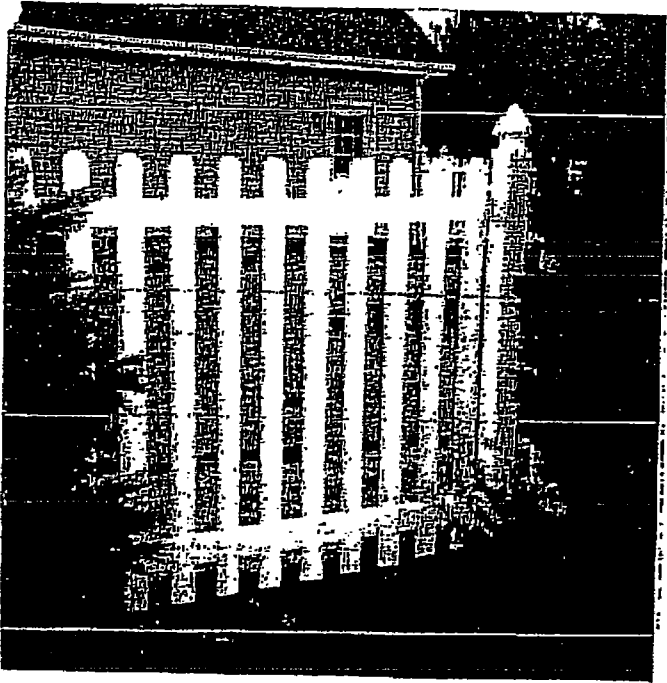
Ivy
Vinca
Wintercreeper Euonymus

Hypericum
Pachysandra
Sedum

- ❖ NOTE: The plant material listed above does well in the Governors Park environment if planted properly and in the correct location. This list should be used only as a guide in the selection of plant materials. Other unlisted plant materials could be as appropriate. Use plant materials that are compatible with the natural setting. ARB recommends using plant materials indigenous to the area.

GOVERNORS VILLAGE

BACK YARD FENCING



GOVERNORS VILLAGE
Phases one, two three and four
BACK YARD FENCING

The following fencing is the style of white vinyl fencing that has been approved for Governors Village by the ARB. As manufacturers have different names for this style of fencing, we request that you submit a picture with the application.

The picket fencing may be used around the entire perimeter of the back yard. It is recommended that the fencing be 4' in height, however, 5' may be allowed.

The privacy fencing is for the immediate area next to the back of the home. If desired, privacy fencing may be extended up to 40' from the rear corner of the home. The rest of the fence would be picket. It is recommended that the privacy fencing be 6'.

Even though this is the approved fencing style, homeowners are requested to submit an application for approval. This application should consist of the following:

- A plot plan showing the fencing location (it should be on the property line and extending from the rear corners of the home.
- Gate locations
- Where privacy fencing will begin or end (if desired)
- The height of the fence, both picket and privacy should be included.
- A picture of the fencing style by the manufacturer you are choosing to use.

Where there may be some small variances in the picket fences currently in place, this is the guideline for fencing. Please do not order materials or begin construction until you have received approval from the Governors Village Architectural Review Board.

GOVERNORS VILLAGE REQUIRED FRONT YARD FENCING
PHASES ONE AND TWO ONLY

Picket fence specifications: Height: 36"

Six-foot section requires:

- 4' square post with "built up" Dome Cap
- 2" x 3.5" Top and Bottom Rail (top rail 6" below top of pickets)
- 7/8" x 3" pickets spaced 1-3/4" apart (dog-eared picket caps)

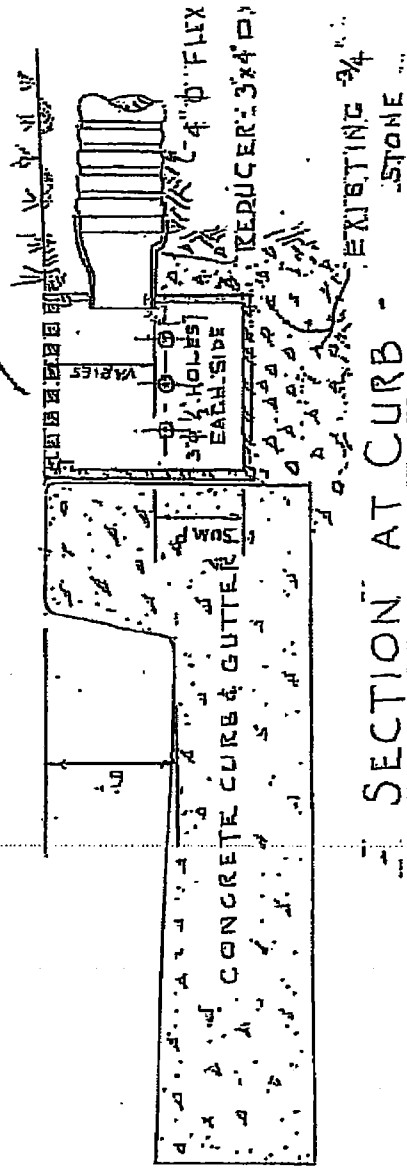
Four-foot walk gate

Fence location: Fence should be installed according to the home-site plan for the lot.

CURB DETAILS AT FOOTING DRAINS

Scale: 1 1/2" = 1'0"

DRAIN BOX WITH GRATE



SECTION AT CURB

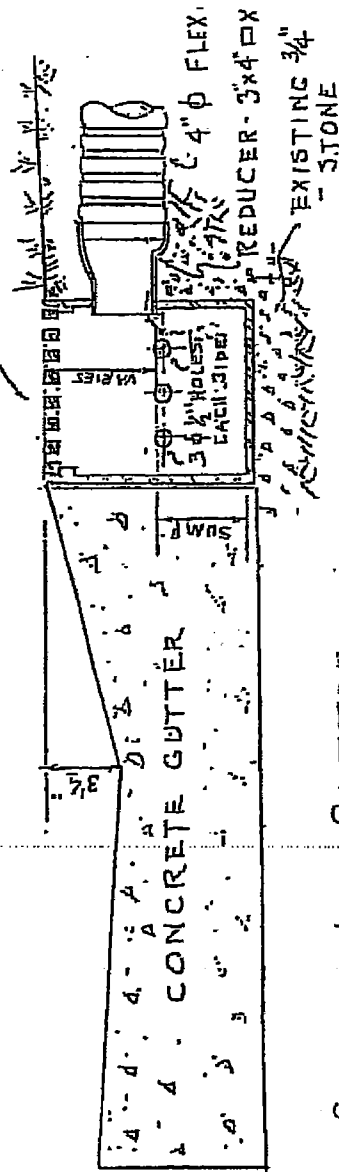
CURB ELEVATION

NOTES:

- CONCRETE SIDEWALKS ARE TO BE CUT WITH MASONRY SAW. NO CHOPPING WILL BE ALLOWED!!
- ONE WHOLE SIDEWALK SLAB MUST BE REPLACED IN THE AFFECTED AREA. NO PATCHING ALLOWED!!
- CONCRETE REPLACEMENT: ACCORDING TO CHATHAM CO. AND DOT SPECIFICATIONS.
- DRAIN BOX DETAIL MUST BE USED AT BOTH CONDITIONS.

Governors Village

DRAIN BOX WITH GRATE



SECTION AT GUTTER

Post & Pickets, LTD.

Distinctive Mail Boxes & Home Accents
In Cast Iron, Aluminum or Wood

FAX ORDER FORM



DATE _____
BUILDER / CONTRACTOR _____
ADDRESS _____
CITY / ST. / ZIP _____
TELEPHONE _____

ORDER SUBMITTED BY: _____

SUBDIVISION _____ Governors Village
LOT NO. _____
STREET ADDRESS _____

INSTALL ON OR BEFORE _____

ALTERNATE LOCATION: _____
SPECIAL INSTRUCTIONS: _____

PLEASE SUBMIT ORDERS NO LESS THAN 10 DAYS PRIOR
TO THE REQUESTED INSTALLATION DATE.

TO AVOID SERVICE CHARGES, PLEASE VERIFY THAT THE
FINAL GRADE AND DRIVEWAY CONSTRUCTION IS COMPLETED
PRIOR TO THE REQUESTED INSTALLATION DATE.

WE WILL SEND AN INVOICE TO BUILDER OR CONTRACTOR
SUBMITTING THE ORDER AFTER INSTALLATION.

AN ALTERNATE LOCATION IS REQUIRED WITH EVERY ORDER. IF FOR
ANY REASON WE CAN NOT INSTALL THE MAILBOX SYSTEM, WE WILL
DROP IT OFF AT THIS LOCATION.

Pricing:

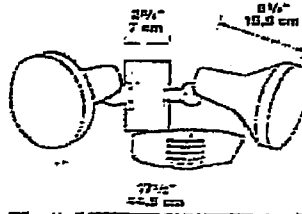
Mailbox & #s: \$253.34
Installation: \$20.00

PHONE# 772-7170

FAX# 772-7842

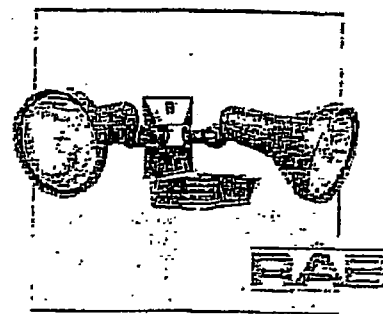
Total: \$273.34 (tax included)

Dimensions:



Bronze	White
2 - H130A +	2 - H100W -
C103A R14-3A +	C103W R14-3W +
STL110 STL200	STL110W STL200W
STL110H STL200H	STL110HW STL200HW

Stealth Deluxe Flood



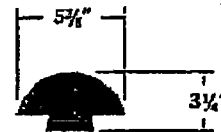
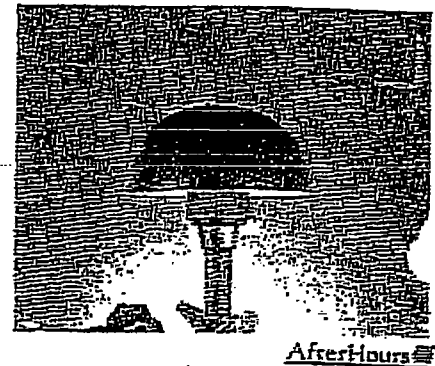
Example of appropriate
Security Lighting

Example of appropriate
Lighting for entrance areas,
walkways and outdoor living
areas (please refer to page 18
for placement guidelines)

1550

FINISH: Patina or Black Dura-Coat
LAMP: #93 (12.3W) included;
also accepts #89 or #1156.
MATERIAL: Brass shade,
cast base.

LIGHTSPREAD: 6" stem/ 3" dia.
12" stem/8" dia.
18" stem/14" dia.
24" stem/20" dia.



AfterHours

1581

LAMP: #4414 (16.8W) PAR-36 included;
also accepts #4436 (36W).
MATERIAL/FINISH: Grey PVC
#1509 cast aluminum grill and
#1589 wire screen (not included) fit over
flat end of this fixture to protect lamp.



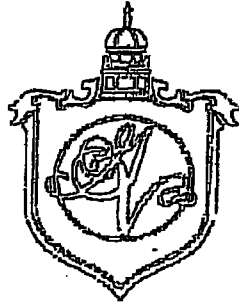
AfterHours

Example of appropriate
Landscape Lighting



1509

1589



Offered For Sale By

Coldwell Banker
30090 Village Park Drive

Diane Starrett
919-469-6202

SIGNS ETC.
5107 FALLS OF NEUSE RD.
SUITE B-104
RALEIGH, NC 27609

Double skled 24x18 4ml. Ivory Corex

Avery Forest Green Vinyl Letters

C0205 Black H Corex Stand

The stair stepped border is 1/4" thick and set in 1/2"

Logo is 6"

Line one is upper & lower case - Baskerville Old Style - 3/4" x 10 3/4" long

Line two is upper & lower case - Baskerville Bold - 1 1/2" x 18" long

Line three is upper & lower case - Baskerville Bold - 1" x 19" long

Line four is upper & lower case - Baskerville Bold - 1 1/8" x 13" long

Line five is upper & lower case - Baskerville Bold - 1" x 8 1/2" long

Lot # _____
Governors Village Building Permit # _____

TO: GOVERNORS VILLAGE ARCHITECTURAL REVIEW BOARD

Post Office Box 2615
Chapel Hill, NC 27515
(919) 958-8500

SCHEDULE OF DEVIATIONS
Attachment to Certificate of Compliance

The undersigned respectfully certify to the Governors Village Architectural Review Board (the "ARB") that they have made a final inspection and that to the best of their knowledge, through observation, the building structure and other improvements (the "improvements") on the above Lot deviate from the approved plans and specifications only as follows:

[] Architectural Plans:

<u>Meets</u> <u>Guidelines</u>	<u>Significant</u> <u>Deviation</u>	
_____	_____	1. _____
_____	_____	2. _____
_____	_____	3. _____
_____	_____	4. _____
_____	_____	5. _____
_____	_____	6. _____

Attach additional sheets, drawings, or color or material samples as needed to specifically identify change.

[] Landscape Plans:

<u>Meets</u> <u>Guidelines</u>	<u>Significant</u> <u>Deviation</u>	
_____	_____	1. _____
_____	_____	2. _____
_____	_____	3. _____
_____	_____	4. _____

All Significant Deviations should be removed or otherwise corrected as set forth on the attached
Corrections of Significant Deviations.

Contractor: _____ (SEAL) _____
(Signature) (Date)

Governors Village Property Owners Association
ARCHITECTURAL APPLICATION FOR ALTERATION AND ADDITIONS

Property Owner's Name

Date

Telephone Number

Property Address

Lot Number

Subdivision

HOMEOWNER - REQUEST FOR APPROVAL (Please provide a brief description of the nature of the request including applicable information required for approval consideration.)

Estimated Start Date _____

Days to Complete _____

Attach drawings and photographs showing all improvements including relationships to existing structures, landscaping and lot lines including: A: Plat Plan "Top Down Map" B: Elevations "side view(s)"

I agree to follow the above changes as stated and to comply with all applicable building codes, permits, or other requirements deemed necessary by county, state or applicable authority. I have read a copy of the "Governors Village Architectural Guidelines".

Owner(s) Signature _____ Date _____

ARCHITECTURAL COMMITTEE - RESPONSE

☐ Approved

☐ Approved w/restrictions

☐ Approved w/suggestions

☐ Disapproved

Architectural Comments _____

Architectural Committee Signature _____ Date _____

This approval is based on the lands, surveys, and specifications as submitted. The ACC did not Verify or question the sufficiency or accuracy of the documents submitted to it.

Should your request be denied, you may appeal the decision in person at Governors Village Board of Directors Meeting. Please contact Talis management regarding meeting schedules.

RETURN TO: Talis Management Group, P.O. Box 99149, Raleigh, NC 27624
(919) 878-8787 FAX (919) 376-8800