

STONE'S LAKE DESIGN GUIDELINES

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A VISION OF STONE'S LAKE

The guidelines set forth in this document together with the Stone's Lake Declaration of Restrictive and Protective Covenants represent a vision for a community of homes compatible to the natural environment. The architecture will communicate its unique approach to natural surroundings with deliberate choices in the building site, materials and the imaginative incorporation of appropriate design features.

Acceptable forms of architecture include Adirondack, Craftsman and similar styles. Please see the final section of this document, which depicts images of appropriate and inappropriate architectural designs.

The building(s) should be designed with natural materials, emphasis on simple rooflines, appropriately scaled forms on the building mass and a natural color palette.

With these guidelines and the Stone's Lake Declaration of Restrictive and Protective Covenants, our objective is to provide a framework of details and characteristics from which architects can draw on in the design of these homes. The Stone's Lake Architectural Control Committee (ACC) and/or the Board of Directors of Stone's Lake will enforce these guidelines and the Stone's Lake Restrictions and Covenants. This group will review each stage of the design process, beginning with schematic design and ending with a final approval of the completed building(s), driveway, septic and well location, and any other structure or improvement constructed on any lot. A set of construction documents, site plan, and landscape plan and any additional changes to the plan will be reviewed, and when appropriate, approved by the ACC or the Board of Directors. With the homeowner, architect, and the ACC working together, the result should be a community that contributes to the beauty of its surrounding landscape.

In the event of interpretive differences of any part of this document, the interpretation and decision of the ACC, in any such matter shall prevail.

All legal expense incurred by the Stone's Lake Property Owners Association ("The POA") defending any decision of the ACC which decision is later positively affirmed shall be reimbursed to The POA by the Lot owner whose actions forced the POA to incur such legal expense.

SITE PLANNING

At Stone's Lake there is a strong desire to retain the natural beauty of the site by making modest and restrained building moves. It is important that buildings be placed in a way that minimizes their presence from the street and from surrounding properties. The building(s) should be designed to fit the site conditions rather than making massive changes to the site to fit the design of the building. This is especially important on ridge lots where houses may be viewed from below. Houses should be designed so that they are well rooted and anchored onto their site.

1. Each site plan is subject to the discretion of the ACC on an individual basis with concerns of the homeowner, the community and natural surroundings in mind.
2. Each lot within Stone's Lake is unique, therefore permitted distances for clear-cutting will vary greatly depending on lot size, topography, proximity of building site to neighboring properties

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and any other factor deemed important by the ACC. All clear cutting must be approved by the ACC in advance of any such activity.

3. Clear-cutting for the footprint of the main house structure plus a radius not to exceed 100 feet on all sides is permitted provided the site is naturally suited for such clear-cutting and the ACC approves such clear-cutting in advance. Removal of any tree or shrub in excess of a 6-inch diameter at breast height beyond any approved clear-cutting area must be clearly marked for identification and approved by the ACC in advance of any such activity.
4. Site plans should be designed with the intention to disturb as little of the property as possible. Driveways should follow the natural topography, be constructed in such a manner that a direct sight line along the driveway does not place any building in clear view from the roadway. Each lot may have only one location for ingress or egress from the roadway. Where an existing Lot is divided by a roadway or some natural division such as a stream or creek bed then a separate location for ingress and egress for the purpose of building an ancillary structure may be permitted with the specific approval of the ACC. Should owners wish to change any current driveway access point to a different location then 50 feet from the roadway of the existing driveway location must be replanted to return that location to its natural vegetative state. Large formal auto courts are prohibited.
5. Propane tanks with a capacity greater than 75 pounds must be buried.
6. Vegetative buffers of 35 feet or more are strongly encouraged for all front, side, and rear setbacks.
7. Owners should not seek approval for clearing of their lot unless they anticipate construction of their main house will begin in the following 12 months.

BUILDING SIZE

In order to maintain the harmony of Stone's Lake it is important that building size be ordered and restrained. Specific site conditions also must be used to determine the appropriate mass for each structure. Massing will be evaluated on an individual basis with consideration for order, balance and restraint.

1. Buildings should not overwhelm their lot. Appropriate setbacks and landscaped buffer distances will be determined in conjunction with the ACC. Vegetative buffers of 35 feet or more are strongly encouraged for all front, rear and side setbacks.
2. The main house cannot exceed 8000 square feet in heated and conditioned space.
3. Buildings may have detached accessory buildings such as a garage, guest house, or storage building provided they are of equal quality to the main house and that there is adequate space on the lot. Final site plans should depict the exact location of all building structures and must be approved by the ACC. Breezeways between buildings are encouraged.
4. An attached garage or carport is defined as a garage or carport sharing a wall with the main house or connected to the main house by a breezeway and meeting the following conditions: (a) The garage or carport must have a paved floor (no dirt or gravel floors) and (b) the breezeway must be roofed, cannot extend more than 40 feet from the main house with a walkway constructed of materials such as wood decking, concrete, or stone (no gravel, stone or dirt walkways and (c) the garage or carport and breezeway must be constructed of a similar quality of materials and style as the main house.

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EXTERIOR MATERIALS AND COLORS

All materials and colors are subject to approval by the ACC. The owner/builder must submit a material and color board that depicts all exterior materials and the colors of each of those materials.

EXTERIOR WALLS:

1. **APPROVED MATERIALS:** Natural cedar wood shingles/shakes, bark shingles, Hardie Plank, Hardie Board, LP Smartside, natural stone (no flat veneer) and cultured stone with prior approval.
2. **UNAPPROVED MATERIALS:** Plywood, plastic, vinyl, metal/aluminum, T-111 siding, flat veneer stone.
3. **APPROVED STYLE:**
 - Board and Batten--true board and batten is encouraged however cedar plywood is the only acceptable plywood (but must be approved in advance by the ACC), V-groove tongue and groove is acceptable.
 - Horizontal Lap
 - Feather-Edge Siding
4. **APPROVED COLORS:**
 - a. The exterior color of the buildings, including stain, paint and stone should be all natural finishes. Natural, subdued, non-obtrusive earth tones are acceptable.
 - b. Color may be used on windows, doors, casings, and small accents subject to approval by the ACC.

MATERIALS FOR ADDITIONAL ELEMENTS:

1. **TRIM:**
 - Cedar or Fir preferred.
 - Trim may be painted or stained.
 - No Clad trim.
2. **SHUTTERS:**
 - Operable shutters are strongly encouraged.
 - Stationary shutters are permitted, provided they fit the window exactly.
 - Shutters may be painted.
3. **CHIMNEYS:**

Must be stone or approved limited stucco with approved color.
4. **Foundations:**
 1. Stone in front of house is preferred.
 2. Traditional stucco foundations are allowed on the sides and rear of the house.

ROOFS, CORNICES & ROOF/WALL JUNCTURES

ROOFS:

1. Flat roofs are discouraged (except for terraces).
2. Roofs should be gabled. No hip roofs except for small porches.
3. No mansard roofs.
4. No turrets or cupolas.

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5. Wide overhangs are encouraged. Exposed roof rafters are encouraged.
6. Slate, cedar shingles or shakes, pine shingles or shakes, 40-year architectural asphalt shingles, and painted metal are acceptable roofing materials. Color must be approved by the ACC.
7. No tile or concrete roofs.
8. Half round gutters and round downspouts are preferred. Square downspouts are allowed. Gutters are not required.
9. All flashing must be copper or pre-finished aluminum.
10. All roof accessories, vent stacks, and roof vents must be located away from the front elevation and painted to match roof color. Wood shingle roofs shall have flat black accessories.
11. Roofs should be simple in form.
12. All gabled roofs should have a slope of no less than 6:12 and no more than 12:12. Exceptions: porches and sheds may have a minimum of 4:12 provided they maintain the overall character of the house.
13. Shed roofs are permitted over small porches.

CORNICES and ROOF/WALL JUNCTURES:

1. Exposed rafter tails are encouraged. Knee braces and brackets are appropriate to this style. Rough sawn timbers are preferred.
2. Trellises and gazebos are encouraged as long as the design and materials reflect the style of the house.

WINDOWS, DORMERS & DOORS

WINDOWS:

1. Windows must be wood, metal or fiberglass with clad exterior sashes. No clad trim.
2. Window glass must be plain, no color (no stained glass).
3. No palladian (semi circle), or triangular windows are allowed.
4. Dormers are encouraged however they must be traditionally scaled and detailed.
5. Windows can be double hung, casement, or awning and must be traditional in style, size and proportion.
6. Large view windows should be composed of traditionally sized and scaled windows so as to maintain the scale and detail of the house.
7. If the design is appropriate for the use of shutters, they must match the window style, and size exactly when closed.
8. No extravagant casing around windows or dormers. All trim should be simple and appropriated to the house.

DOORS AND ENTRYWAYS:

1. True divided lights are encouraged in doors with glazing.
2. Sliding glass doors are discouraged.
3. Doors should be scaled approximately to the size and style of the house.
4. Hardware should be appropriate to size and style of the door. Acceptable finishes include black iron, bronze, or other natural finish metals. No protected bright brass.
5. No arched transoms. Transom lights must be equal height to door lights.
6. Storm doors are discouraged.
7. Screen doors must be wood and compliment the design of the house.

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CHIMNEYS

Chimneys must be made of suitable material and properly proportioned. The form of the chimney top is also important, including the choice of chimney pot or cap, which suits the style of the house.

1. Stone and limited stucco are preferred materials for chimneys. Cultured stone is discouraged.
2. Chimneys may be tapered straight or corbelled.
3. Chimney tops should be simple in form, void of accessory with the exception of clay chimney pots.

PORCH COLUMNS & RAILINGS

1. No oversized, fluted, aluminum or overly ornate columns.
2. Columns may be constructed of natural or artificial material. Columns may be logs with bark, provided the height and diameter fit the scale of the house. Columns may be roughed hewn.
3. Simple details, which follow classic proportions, are required in all porch support and rail designs.
4. Low piers with square columns are encouraged.
5. Columns may be grouped in two's and three's. Columns may be tapered or straight.

LANDSCAPING & FENCES

Landscaping and fences are an important aspect of anchoring a house on a mountain site and integrating it with its mountain surroundings. It is particularly important at a development such as Stone's Lake where buildings should have limited visibility from any other vantage point within or surrounding the community. All landscaping, fences and retaining walls preserve the subtlety of the Stone's Lake community.

1. Stained wood or stone are the preferred fence material.
2. Fences should be simple in design, and compatible with the home's vernacular.
3. Fences may occur on property lines.
4. Fences in the front yard may not exceed three (3) feet in height while side and rear fences may not exceed six (6) feet with only the bottom four (4) being sight-proof. Trellises may not exceed eight (8) feet in height.
5. Parking areas should be screened from the road with a landscape buffer.
6. The buffer should consist of shrubs or other plants arranged in groups or rows along the landscape buffer to provide a maximum screening effect. Shrubs should be evergreen and at least four (4) feet tall when planted, projecting an average of six plus (6+) feet normal mature growth. Vegetative/landscape buffers are strongly encouraged for all front, side and rear setback areas.
7. Entry from the street should be understated. No tall peers, or ornate lampposts will be permitted. Yard art is discouraged and must be approved by the ACC.

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GARAGES & DRIVEWAYS

Garages must be designed with a minimizing scale to create the feeling of a simpler more utilitarian structure. Individual structures are preferred. If connected by a breezeway, the breezeway must be clearly secondary to the house. Garages must match the house in quality of finish materials.

1. Garage doors will have a maximum width of nine (9) feet. They must be single doors, treated in a way that compliments the main house. V-groove paneling, board and batten, raised or flat panels are options and may be painted to match the trim color or stained.
2. All garages visible from the road must have an overhang or shade element such as a trellis in front of the doors.
3. Garage dormers must be appropriately placed and scaled and must have windows. Vent dormers are not permitted. Garages and garage doors may not have fan lights, Palladian or half round windows, or any other windows inconsistent with the traditional style of the house.
4. All vents must be located in the center or just below center of the gable end of the garage.
5. Lanterns must be appropriately placed and sized.
6. Finish materials for the driveway include: concrete pavers, exposed aggregate concrete, asphalt pavement, crushed pea gravel (including on asphalt) and concrete stained black. No white or bright colors will be permitted.
7. Driveways leading to the house shall be kept narrow with a single lane not wider than 15 feet. Designated pull off area(s) are permitted. Driveways should not lead in a straight line to the house. Turns are encouraged to hinder direct viewing of the house from the road.

BUILDER/CONTRACTOR/OWNER RESTRICTIONS and REGULATIONS

All residential building programs require the builder, general contractor, sub-contractors, trade-persons, vendors, etc. henceforth ("Contractor Team") to comply with all building restrictions and regulations. It is the responsibility of the owner to inform the Contractor Team of these restrictions and regulations. The owner assumes direct responsibility for ensuring compliance by the Contractor Team with these restrictions and regulations. The builder/general contractor is responsible for all on-site activities of his/her Contractor Team. The ACC will strictly enforce and monitor these restrictions and regulations.

1. The builder/general contractor and owner must contact the Chair of the Architectural Control Committee (ACC) three (3) days prior to beginning any work.
2. Building permits and any job site notices must be installed to a post or structure, not a tree or tree trunk.
3. No advertisement signs are to be placed on the job site.
4. Hours of work will be between 8:00AM-5:00PM May through October, and 7:30AM-5:30PM November through April. There shall be no work on weekends or holidays without written permission from the ACC.
5. Stone's Lake Property Owners Association requires owner/builder/general contractor to provide proof of builder/general contractor general liability and workers compensation insurance prior to starting any work. Proof of said insurance to be submitted to the Deer Ridge Property Management office in person at 7737 Greenville Hwy, Brevard, NC 28712 or by e-

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mail to jim@deerridgepm.com and to keli@deerridgepm.com. Deer Ridge will forward it to Stone's Lake POA for their approval.

6. Visitors to job sites other than owner-authorized guests, or persons on project related business with the contractor are not permitted.
7. Personal pets of Contractor Team are not permitted on job site or Stone's Lake property.
8. Roads and private driveways are not to be blocked for any reason.
9. The Contractor Team must adhere to the speed limit of 14MPH on Stone's Lake roadways.
10. Properties other than those where contracted to work are private; no trespassing is allowed. Trespassing is not permitted on Stone's Lake properties or common areas.
11. Fishing, hunting, swimming, and hiking are specifically prohibited.
12. Loitering on job sites after work hours is not permitted.
13. All vehicles are required to have proper and functioning muffler systems, and all job site noise is to be kept to a reasonable level. Job site radios are to be kept to a reasonable decibel level as determined by the ACC.
14. The general contractor is required to provide a litter container at the building site for use of his/her Contractor Team. It is to be kept functional and to be removed from the job site at the end of the job.
15. The general contractor is required to keep the job site in a clean and orderly condition at all times.
16. The Contractor Team is required to comply with all current OSHA and North Carolina safety regulations in the course of performing their duties on the job site.
17. The general contractor is required to notify the POA three (3) days in advance of any road trenching by contacting Deer Ridge Property Management office at 7737 Greenville Hwy Brevard, NC 28712, in person or by e-mail to jim@deerridgepm.com and keli@deerridgepm.com.
18. Job site fires are not permitted under any circumstance.
19. Absolutely no blasting is permitted on site without three (3) days notice to the ACC. Steel mesh blankets or large quantities of dirt must be used to control dynamiting activities.
20. The owner or contractor cannot change the design of the structure during construction without seeking and obtaining approval from the ACC.
21. The following erosion control measures will be required:
 - Prior to stripping soil, install temporary sediment barriers along property lines in low areas and drain inlets where runoff will occur. The sediment borders must be shown on site plans.
 - As building progresses, temporary diversions, barriers, mulch, etc. to minimize erosion must be provided.
 - Periodically remove collected sediment to maintain the barriers in effective condition.
 - Revise temporary protective measures as site conditions change. Do not permit gaps in the protection.
 - Install utilities early in the construction work and stabilize slopes promptly.
 - Place temporary aggregate base course on driveway until time for final covering.
 - Complete any pavement or walks as called for on drawings.
 - Finish grade and establish permanent cover.
 - Remove and dispose of temporary protective devices and accumulated sediments and provide final stabilization where required.

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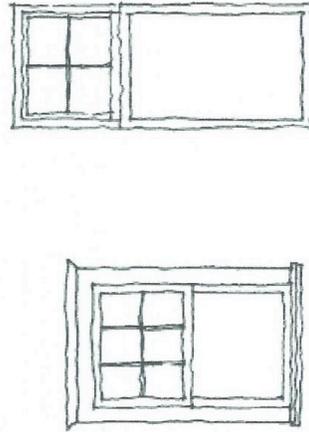
- Contractor is responsible for repair of any damage to roads, shoulders or any common area of Stone's Lake.
 - Contractor shall protect the on and off-site property from siltation especially any streams, lakes or ponds.
21. Violators of any of these Regulations and Restrictions will be subject to a fine imposed by the Stone's Lake Property Owners Association of not more than \$500.00 for each violation. Repeated violations or failure to pay fines in a timely manner may result in Builder/Contractor termination/expulsion from conducting work on Stone's Lake properties.
22. Owner and builder/general contractor must submit a signed contract agreeing to these Restrictions and Regulations prior to the commencement of any work.

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	<i>Windows, etc.</i>



Inappropriate



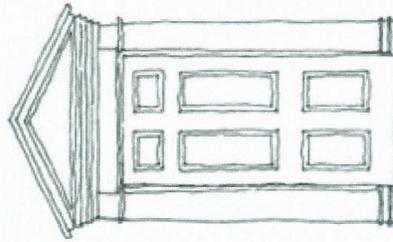
Appropriate

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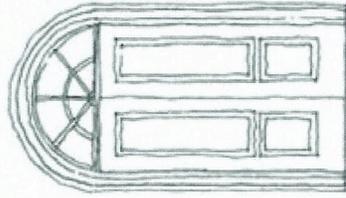
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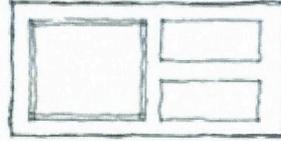
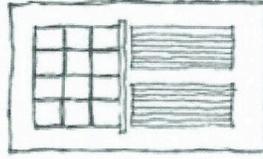
Windows etc.



Inappropriate



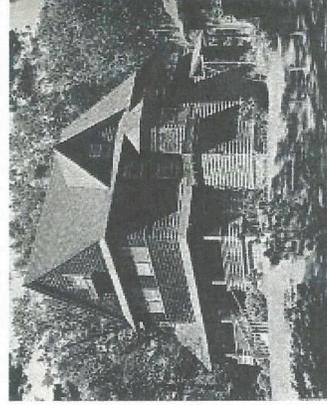
Appropriate



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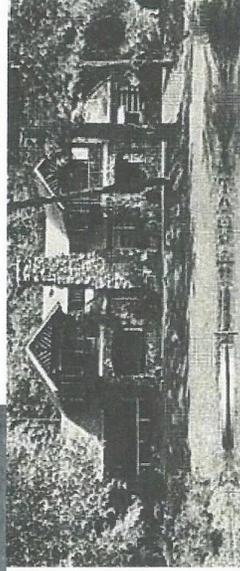
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Virginia & Lee McMeister - A Field Guide to American Houses

Appropriate



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