

TWIN RIVERS ARCHITECTURAL REVIEW COMMITTEE (ARC)

CONSTRUCTION CRITERIA

Revised January 1, 2024

(Applies to all building plans submitted after December 31, 2023)

The purpose of the Twin Rivers Declaration of Restrictions "is to ensure the use of certain property for attractive single-family residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his/her home, with no greater restriction on the free and undisturbed use of his/her site than is necessary to insure the same advantages to the other site owners."

The ARC is responsible for ensuring these guidelines are followed while allowing creativity and diversity. Although no specific architectural style is required in Twin Rivers, each home must be aesthetically pleasing and should be designed to blend in with the natural character of Twin Rivers with minimum tree and vegetation removal.

Although not specifically addressed in the Twin Rivers Declaration of Restrictions (DOR), the ARC will not typically approve standard A-frame, Southwestern, Mediterranean, round, and prefabricated houses, or structures with flat roofs. Log homes will be considered if they are of unique design and character. If you are considering a log home, the ARC recommends you submit color brochures, pictures, or illustrations of the log home desired to the ARC for preliminary approval before submitting actual plans for ARC review. This will avoid the possibility of unnecessary and often nonrefundable costs of plans from the manufacturer or builder.

To help expedite plan approval and to ensure that all building construction conforms to the Twin Rivers building restrictions, all property owners/builders/developers must comply with the following guidelines and with those stated in the Twin Rivers Declaration of Restrictions. Failure to comply with the requirements will result in delays and possible fines (See Attachment 3).

Construction Materials

In general, all-natural materials are encouraged. Below is a list of materials to help in developing your house plans:

Siding:

The use of aluminum, vinyl or Masonite will not be allowed. Hardie Board with wood grain texture is permitted only when used with accents of natural materials (samples of material are required). Natural stone is preferred, but the use of cultured stone is permitted: The exact color and style must be submitted for approval by the ARC.

Windows & Doors:

Windows and exterior doors should be made of wood. Premium metal clad wooden windows are acceptable. (Vinyl clad, vinyl, and metal windows are not acceptable). Garage doors must be of high-quality metal or wood textured.

Roof:

The use of dimensional shingles (i.e., wood, clay, slate, architectural “high definition” asphalt) is acceptable. The exact color and style must be submitted for approval by the ARC. Standard asphalt, metal, and tin roofs are not acceptable. Gutters must be earth tones to match the home.

Metal Accents:

A limited number of exterior metal accents may be part of the house design. The number and specific use of metal accents are at the discretion of the ARC. The metal accents must be part of the original plans, or a plan change, submitted for approval and be integral to the overall design. Installation of metal accents on existing homes will also be considered as part of a remodel or replacement of existing non-metal accents. Materials must be low sheen/low gloss and in a color consistent with the overall ARC design criteria. If copper is used it must be uncoated to allow natural weathering and patina to occur. Several examples of metal accents would be window treatments, chimney caps, and small sections of

roof or canopy that are not part of the main roof that cover doorways or bay type windows.

Exterior Paint:

Earth tone colors are required and paint chips and/or color charts must be submitted for approval.

Decks:

Decks are considered part of the structure and are subject to setback limits.

Foundation:

All foundations exposed to community areas are required to be covered in stone. For areas not exposed to community areas, a mixture of wood and stone will be considered.

Garage:

Covered space shall be provided for at least a standard two-car garage in the main dwelling or a detached accessory building.

Note: No house trailer, mobile home, tent, barn, tree house or similar outbuilding or structure shall be placed on any lot at any time.

Landscaping:

The submittal of a basic landscaping plan is requested by the ARC within 90 days of building completion. The landscaping plan must conform to the Declaration of Restrictions, and other applicable rules or regulations as designated by the Association which may include both manicured and natural styles of landscaping. Such approval shall be in writing and once approved, the Owner shall construct and maintain the site in accordance with the approved plan. After approval of the landscape plan, any significant change or modifications to the plan or the site landscaping installed pursuant to such plan shall be approved by the ARC. Use of

indigenous (zone 5) plant material is encouraged, but not restricted to, for survival and growth of landscaping in this area.

Submission of plans for fire pits, permanent hardscape, and any other architectural elements not contiguous with the dwelling must be sent to the ARC prior to construction for approval. Depending on the proposed location, additional landscaping, fences, stone walls, etc. may be required for visual screening of these items.

Submission of plans for decorative gates showing location, materials, color, and dimensions must be sent to the ARC for approval. Only black or bronze iron, steel, or coated aluminum will be allowed. The property owner assumes all responsibility and liability for restricted access by fire and other emergency vehicles caused by the gate.

Submission of fence placement with dimensions on property must be sent to the ARC prior to construction for approval. Only split rail fencing, “buck and rail”, and “zig zag” style fencing will be allowed. Black, brown, or green poly coated wire may be used for additional containment of pets. Wire fencing should not be used in the front of the home that is visible from the road.

Residents who wish to protect a vegetable garden from deer, rabbits, etc., may erect a “temporary” fence using removable pressure treated wooden posts only. These posts may be easily dropped into PVC pipe buried flush with the ground for easy placement and removal. Black, brown, or green wire may be used for the fencing, which should not exceed 42” in height. The placement of the fence may be implemented starting May 1st and must be removed by September 30th each year. A formal written request should be made to the ARC prior to installation, denoting the location and height of the fencing.

Driveway:

Must be paved with asphalt within one year after completion of house. The entire length of the driveway must be paved from the street to the house, including all parking areas. “Chip and Dip” (tar and gravel) may be used over an asphalt base.

Mailbox:

Mailbox design must be approved by the ARC prior to installation. Design should be conventional mailbox style, sized not to exceed an extra-large rural mailbox (approximately 12" wide by 15" high by 25" deep). Color should be an "earth tone" complementing the colors used on the home exterior. Although there are many black mailboxes that have been installed in Twin Rivers in the past 20 years, black mailboxes are no longer allowed for new construction, and any replacement of existing mailboxes must meet the new requirements. Mailboxes must be installed on a stained post or on a stone base and must meet USPS location and height requirements.

Other Items:

The ARC will not typically approve exterior hot tubs unless the location of such is out of the sight of common areas, contiguous with the house, and screened by a fence or wall constructed of the same or compatible materials as specified for the dwelling.

Exterior swimming pools are prohibited in Twin Rivers.

Construction Guidelines

Once the ARC has been provided final plot plans, architectural drawings for the home and all required submittals, and these have been approved, an onsite meeting with the owner, contractor and the ARC must be held before excavation may begin (see Onsite Preconstruction section below). Upon successful completion of the onsite meeting, appropriate soil erosion and sediment control must be immediately implemented prior to any excavation. Silt fences should be buried in a trench to avoid silt runoff under fences. A second line of fences and/or erosion matting may be necessary, where silt runoff is most likely to impact either the Watauga River or Boone Fork Creek, for protection of trout and other fish. The maintenance of these fences will be the responsibility of the construction contractor and any expense for such shall be the responsibility of the lot owner. During excavation, if the ARC determines that the

installed erosion and sediment control measures are inadequate, work must stop until effective measures are installed. If silt runoff continues, the ARC will issue a violation notice, which could result in fines of up to \$100.00 per day (See Attachment 3). In extreme cases, the ARC will request a site inspection from the Watauga County erosion control official. This official has the authority to revoke a building permit until the erosion control measures are addressed.

Open burning of trees, logs, brush, construction waste, etc. is not allowed on construction sites in Twin Rivers. This material must be trucked off the site and out of the Twin Rivers neighborhood.

All contractors are responsible for the actions of their crew at all times. Fishing in the waters of Twin Rivers, hunting, and the discharge of firearms anywhere on Twin Rivers property by the contractor's personnel is strictly prohibited. Violations will result in appropriate fines to the property owner and the likelihood of the contractor being barred permanently from Twin Rivers (please refer to "Resolution of Construction Infractions" document). Prior to the start of construction, the contractor must install a warning sign provided by the ARC (see Attachment 6) at the construction entrance of the site.

All construction equipment and vehicles must be removed from the construction site and/or POA common areas within 10 business days of intended use.

Concrete trucks must not exceed 10 yards in capacity. Any loads exceeding 10 yards will result in a violation and potential fines.

Steel track construction equipment is not allowed on Twin River roads. This type of equipment must be loaded on trailers for transport to and from job sites. Trailers must be short enough to make tight turns in Twin Rivers without damaging the roads. The repair of any damage to roads due to construction equipment will be billed to the appropriate property owner.

Disturbance to Creeks and Rivers

The Boone Fork Creek or Watauga River may not be disturbed in any manner without the explicit approval of the Stream Committee. No rocks may be removed or rearranged, and no rocks or other structures may be added within the high-water mark

of either stream. Any structure of any kind that reroutes the flow of the water is strictly forbidden.

In addition, the NCDEQ has designated the Watauga River and Boone Fork Creek as Trout Waters of North Carolina and requires a 25 foot wide undisturbed buffer zone along these waters. This Trout Water buffer zone is separate from the vegetative buffers listed below. The buffer zone is measured horizontally from the top of the river/creek bank. Land disturbance activity within this buffer zone that will cause adverse stream temperature fluctuations is prohibited. This includes any activity that changes the natural cover or topography and that may cause or contribute to sedimentation. Ground cover must be maintained to prevent soil erosion. Trimming of limbs or other vegetation is generally not considered a land disturbing activity and therefore is allowed in the trout buffer as a part of the ongoing trail and stream maintenance activity. Requests for the removal of live trees and branches must be submitted to the ARC, which will coordinate with the Stream Committee, Trail Committee, and Budget Committee as appropriate for review and approval. Living trees or branches which pose an imminent threat to the safety of hikers and anglers, as identified by the Trail Committee and the Property Services Manager, may be removed. The Trails Committee has the right to remove dead trees and dead branches when these trees are a hazard to hikers/anglers and are within the Trails Committee budget.

Building Setbacks

Streets and adjoining property lines:

No building shall be located closer than forty (40) feet to the street line and not closer than thirty (30) feet to the adjoining property line.

Rivers and Creeks:

No building on a lot adjoining the rivers will be closer to the river than the most restrictive of the following two measures:

1. Forty (40) feet plus the width of the vegetative buffer required by Watauga Zoning and NCDEQ requirements. On the Watauga River and the west side of the Boone Fork Creek, the vegetative buffer is fifty (50) feet wide measured from the top of the stream bank, and the total building setback is ninety (90) feet. On the east

side of the Boone Fork Creek, the vegetative buffer is thirty (30) feet wide measured from the top of the stream bank, and the total building setback is seventy (70) feet.

2. Eighty (80) feet from the center of the river/creek.

Where to Send Your Plans

All plans must be submitted to the ARC Chairperson. For the review process to begin, all information as listed on the House Construction Checklist must be submitted and signed by the lot owner as well as all Construction Deposits, as noted on the Checklist. In addition, the annual property dues must be current. As stated in the DOR, the ARC has 45 days to respond.

Lot Owner's Information

In addition to the lot number, the first page of the plans must contain the lot owner's name, physical address, and phone numbers. Include an email address (if available).

Architectural Review Meeting

The Architectural Committee will meet at the discretion of the ARC chairman to review submitted construction plans and to walk the respective lots. (ALL CRITERIA FOR SUBMITTAL MUST BE COMPLETE FOR THE ARC TO REVIEW ANY SUBMITTED PLANS).

Construction Fees

The Construction Fee consists of a Base Fee plus a Square Footage Based Fee according to the guidelines below:

Base Fee: \$7500

Square Footage Fee: The total square footage of construction (as per the submitted plans) assessed at a rate of \$1.00 per square foot for all area over 1,500 square feet. The total square footage of construction includes all levels of interior square footage as well as porches, patios, decks, garage, driveway, and 2-car off street parking. Driveway square footage will be determined by the length times standard 15' width. The space for 2-car off-street parking will be determined by a standard 20' x 25' space.

Driveway refund: \$1000 of the Construction Fee is refundable when driveway is paved.

The balance of the Construction Fee is non-refundable and will be placed in a Twin Rivers POA trust account. This account is used for road construction and repair from heavy equipment damage to roads and the cost for compliance oversight to ensure that ARC Construction Criteria is met as listed on the Construction Checklist throughout the entire building process.

If trees are removed from the lot without authorization from the ARC or any damage is done to common areas or lots, the cost of repairs will be deducted from the driveway refund by the POA as determined according to Attachment 3, "Guidelines for Resolution of Construction Infractions". If the driveway refund is insufficient to cover the cost of repairs, the additional remedies of Attachment 3 will be pursued.

When a written request (Attachment 4) is made to construct a driveway prior to submittal of plans for house construction, a deposit of \$5000 shall be submitted with the plans for the driveway. When plans for house construction are subsequently submitted, the \$5000 portion of the driveway fee will be credited to the construction fee. This credit is not transferrable if ownership of the lot has changed after the driveway deposit was submitted.

Plans for house and/or driveway construction must be approved by the ARC before any clearing can begin. Before the ARC gives approval to start clearing for a driveway or home construction, an onsite meeting between ARC, owner and contractor is required.

Construction Plans

Plans must be submitted on full size blueprints (2 copies) with 2 additional sets submitted on legal size paper. The plans must include detailed elevation drawings showing all sides (top, front, back and sides) of the home and/or garage and an accurate drawing of the lot showing the location of the home and/or garage (see below) with topographic contour lines. In addition, any ancillary materials (color brochures, material samples, color chips, photographs, etc.) that you can provide will help expedite the process.

Elevation drawings must clearly specify:

Type and color/finish of building materials that will be used on all exterior surfaces (windows, doors, trim, walls, foundation, roof, overhangs, fascia, decking, porch post, chimneys etc.).

The total square footage of the home (enclosed living area must be greater than 1500 sq. ft.). In the event of multiple levels, the drawings must also specify the square footage of each level and include the overall height of the home (homes may not exceed two and a half stories).

Lot and building location drawings must clearly specify and show:

The shape and dimensions of the lot and the exterior dimensions of the house and/or garage with the exact distance from all sides of the home and/or garage to adjacent property lines. Drawing must specify the front and rear of the home as it relates to the position of the house on the property. Also, any porches, patios, walkways, driveways, retaining walls, outside fireplaces or pits etc. must also be specified. A basic layout will be sufficient but must reflect the actual intent. All wells and septic systems with repair fields should be included with the plans as determined by the Watauga County Health Department. No building/structures

shall be closer than 40 feet to the street line (edge of right of way) and not closer than 30 feet from the adjoining property line.

If applicable, the distance of any structure, driveway etc. from the vegetative buffer line and river should be noted. The vegetative buffer line is an offset of either fifty (50) or thirty (30) feet (depending on the location of the lot in Twin Rivers) from the high-water mark on the river or stream.

Culverts or natural property drainage:

If any change to the natural drainage is anticipated, the plan must specify how drainage will occur to avoid damaging neighboring properties or waterways. No drainage pipes, pipes, or structures with discharge of any substance will be permitted to flow directly into the creek or river. Furthermore, such drainage pipes or construction shall not be installed within fifty feet from the bank of the creek or river.

Property Stakes

Property stakes (flagged) showing the exact location of the home and/or garage must be positioned on the lot at the time plans are submitted to the ARC. The centerline of the driveway must also be clearly marked/flagged on the lot.

Tree Removal:

Construction

Trees that need to be removed to accommodate construction (house, garage, driveway, patios, etc.) must be clearly marked with a pink ribbon/tape for easy identification during the onsite preconstruction meeting. No trees/vegetation can be removed prior to construction without prior written permission from the ARC.

Safety

Trees that have the potential to endanger a structure, a driveway, a road, or a community area may be considered for removal and will be addressed by ARC on an individual basis. Damaged or diseased also will be considered for removal.

View Creation

Removal, limbing and pruning of trees and indigenous plants (including rhododendrons and mountain laurel) for view improvement will be considered by the ARC. The ARC will consider the request of the property owner and balance the request with the impact on the community, including but not limited to common areas (roads and streams) and neighbors. In some cases, property owners may be asked to add landscaping to balance the view creation. Requests must be specific, detailing individual trees to be removed, trees to be limbed, and native plants to be pruned. All trees and plants in the request must be marked for on-site ARC review. Only very limited tree removal will be considered and approved. Pruning must be done with hand tools to remove only lateral limbs from no more than thirty (30) percent of the tree/plants' total height with no more than ten (10) percent of the trees on the Lot to be skirted up in this manner. Tree topping will not be allowed in any case and the overall canopy should be maintained. ARC approval will be in writing.

Onsite Preconstruction Meeting

Once all the required documents as indicated above have been submitted, the ARC will request an onsite meeting with the owner and builder to review the following, which must be clearly marked/staked on the site:

- Location of Home, garage, porches, patios, driveway (centerline) and 2 car off-street parking in the locations shown on the submitted plans.
- Any additional areas of potential disturbance due to excavation requirements.
- Property lines and required setbacks from roads (40' from edge of road right-of-way), and adjoining lot lines (30'). Clearly marked setbacks are necessary for the ARC to determine if the construction footprint (including home, garage, porches, patios, driveway, and off-street parking) is located outside the setbacks.
- If the lot is located adjacent to either the Watauga River or Boone Fork creek, the setback requirements must be clearly marked. The Twin Rivers Declaration of

Restrictions requires that “No building on a lot adjoining the rivers will be closer than forty (40) feet from the vegetative buffer line”. And in no event closer than eighty (80) feet from the center of the river. In any dispute over the location of the vegetative buffer, the determination of the ARC shall prevail.

- Location of well and septic system with repair fields (plat plan from the Health Department should be included).

During the On-Site Meeting, the Owner and Contractor will review and sign Attachment 7, “Twin Rivers ARC On-Site Pre-Construction Requirements and Compliance for New Construction”.

Signatures and Dates

The first page of the plans must have a signature box containing the owner’s signature and the date the drawings were signed. **Signature on Attachment 1, “Home Construction Checklist”, is required to indicate that this entire document has been reviewed and property owner accepts responsibility that Declaration of Restrictions and ARC guidelines will be strictly adhered to on their property.** Owner’s contact information (home address, telephone numbers, and emails) should also be attached. A signature box is included for the Chair of the Architectural Committee upon final approval of plans.

Written Authorization to Start Construction

When possible, the ARC will inform owners/builders by email. An email/letter receipt will verify that the owners have received authorization to begin construction.

No construction, excavation or tree/indigenous plant removal may begin until all plans have been approved by the Twin Rivers Architectural Review Committee and the on-site, pre-construction, meeting has occurred. Remember, plans will NOT be reviewed unless the assigned Construction Fee has been paid and property dues are current.

Any desired changes or modifications to approved plans must be reviewed and approved by the ARC. Attachment 8 (“Plan Change Request”) must be processed and

submitted to the committee along with all plans, plots, and materials involved in the desired change.

ARC Monitoring of Construction

Your house construction will be monitored by representatives of the ARC and the Compliance Officer throughout the project. If any conditions requiring attention are noted, the Compliance officer will make every attempt to resolve these issues with your builder. If necessary, the lot owner may be required to intervene if resolution of issues is not made in a timely manner to avoid cessation of construction or the assessment of fines to correct the issues. Attachment 2, ARC Monitoring of Construction, must be signed by the Owner prior to start of construction.

If a violation has occurred and is not corrected, the ARC will be notified by the Compliance Officer and appropriate actions may be taken. The TR Board of Directors may be notified to assist in action for resolution if needed.

Completion of Construction

When construction is complete, the ARC must be notified for a final compliance review. In addition, a copy of the Watauga County Certificate of Occupancy must be provided.

Modifications to Existing Structures and Site

Application for remodeling, additions, and any other changes to existing structures or site must be submitted using Attachment 5. The plans and supporting material required by the ARC for approval will depend on the scope of the change requested.

ATTACHMENT 1
TWIN RIVERS ARC
HOUSE CONSTRUCTION CHECKLIST

Lot Number:	Owners Name Printed _____ _____ Signature(s): _____ _____ Home address: _____ _____ Phone Numbers: _____ _____	Date of Submittal:
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<ol style="list-style-type: none"> 1. Construction Plans with elevation drawings of all sides of house and garage 2. Full size architectural drawings (2 copies) 3. Two copies (11x14) to include elevations and measurements of footprint 	
Plot Plan to include:	
Lot dimensions	
Location of house and garage with setbacks Location of utilities, septic system, water well	
Porches, decks, patios, walkways, fireplaces, or pits, chimneys	
Location of culverts and natural drainage	
Location of fences	

Mailbox design	
Square footage of home determined by the entire footprint of construction	
All levels of interior square footage:	
Garages min. 2 car garage:	
Driveway length x 15' width:	
2-car off street parking (20x25):	
Covered porches (sq ft):	
Decks (sq ft):	
Total Square Footage:	
Architectural Style: Overall aesthetics: (provide details and locations)	
Lap siding	
Board and Batten	
Cedar shakes	
Popular bark	
Other:	

Construction fee, as required per square footage in Construction fee schedule above, as submitted to ARC:
First 1500 sq ft @ \$7500
Square feet over 1500 @ \$1.00/sq ft
Total Construction Deposit:

Landscaping plan (required 90 days after home is completed)
a. Use of indigenous plant materials (Zone 5-6)
b. Submitted for approval prior to installation

Trees to be removed (within 10' of house footprint) marked with pink ribbon

ARC approval to begin construction:

- a. Appropriate signatures of owners (Attachment 2 ARC Monitoring of Construction Compliance below).
- b. Receipt of all construction documents
- c. Receipt of construction deposit by TR Bookkeeper with notification of ARC
- d. Appropriate signature(s) of ARC

Signed by ARC Chairperson _____

Date _____

Attachment 2

ARC Monitoring of Construction

Your house construction will be monitored by representatives of the ARC and the Compliance Officer throughout the project. If any conditions requiring attention are noted, the Compliance officer will make every attempt to resolve these issues with your builder. If necessary, the lot owner may be required to intervene if resolution of issues is not made in a timely manner to avoid cessation of construction or the assessment of fines to correct the issues.

If you desire to make a change in your plans, change of materials, or colors of stain or paint, desire to trim vegetation or tree, please contact the ARC for approval. This will avoid any violations or infractions of the ARC requirements and/or the DOR. If a violation has occurred and is not corrected, the ARC will be notified by the Compliance Officer and appropriate actions may be taken. The TR Board of Directors may be notified to assist in action for resolution if needed.

I have read and understand the above Construction Criteria. By signing below, I also acknowledge that my builder has read and understand these requirements.

Signature of owner _____

Signature of owner _____

Date _____

ATTACHMENT 3

ARC Guidelines for Resolution of Construction Infractions

As stated in the Twin Rivers Declarations of Restrictions, the ARC is responsible for ensuring that construction guidelines are followed as approved. These guidelines will apply to new construction as well as additions, improvements, and/or garages as defined in the ARC Construction Criteria or the Application for Remodeling and Other Site Projects. Infraction of guidelines will be managed in the following manner: The NC Planned Community Act, Chapter 47F of the General Statutes of North Carolina, which Twin Rivers has adopted for the Property Owners Association (POA) to adopt rules and regulations to operate in conjunction with the restrictive covenants. It also provides a procedure for enforcing the restrictions, rules, and regulations for the enforcement thereof.

1. The Architectural Review Committee (ARC), Compliance Officer, any Board Member, or Property Manager will determine if or when a violation has occurred.
2. A recommendation must then be made to the Board to impose a fine and/or suspension of privileges.
3. A hearing must be held before the BOD to determine if any lot owner should be fined, or privileges/services suspended.
4. The lot owner shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision.
5. If it is decided that a fine should be imposed, a fine not exceed one hundred dollars (\$100.00) per violation (i.e., each tree/native vegetation removal without ARC approval) may be imposed for the violation and without further hearing, for each day more than five (5) days after the decision violation occurs.
6. If it is decided that a suspension of planned community privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured.

Actions which may be considered a violation are listed below but will not be limited to the following:

1. Removal of trees or vegetation not previously approved by the ARC or the property manager as an agent of the ARC. This will include any tree or native vegetation removal on any lot prior to submission of plans for construction (view clearing, access for perk tests, etc.)
2. Failure of contractor to maintain silt fences (failure is defined as sediment that exceeds the boundaries of what silt fence can maintain or stakes that have been damaged or knocked down). These measures shall be inspected at least every 7 days and within 24 hours after any storm event of greater than 0.5 inches of rain within a 24-hour period. Riverside lots may require wire-back fencing, metal stakes, and 6" minimal burial of the fence.
3. Failure of contractor to remove equipment from site 10 business days after its intended use.

4. Inappropriate action by construction crews to include:
 - a. Fishing, hunting, or discharge of weapons on any TR property.
 - b. Trespassing on Twin Rivers property, other than as appropriately required by the contractor in performing work shall be prohibited.
 - c. Damage to Twin Rivers properties such as ditches, rivers, bridges, signs, etcetera, or inappropriate dumping of construction materials (DOR section 7).
 - d. Speeding within the neighborhood especially with sharp curves and limited sight of oncoming traffic.
5. Construction of structure (s) not pre-approved by the ARC included in the approved ARC construction documents.

NOTE: The inclusion of additional infractions may be added at any time as approved by the TR BOD. The enforcement of fines is designed to be in relation to severity of action whether intentional, malicious, or inadvertent, as well as extent of detriment to community.

ATTACHMENT 4

Twin Rivers Architectural Review Committee

Request to Construction a Driveway Prior to Submission of Construction Criteria

Owner's Name: _____

Physical Address: _____

Home phone _____ Cell Phone _____

Email address: _____

TR Lot # and location: _____

Approximate length of driveway: _____

Has area been staked to indicate position of driveway? _____

Have trees been marked for removal? _____

Who will be supervising the clearing and earth removal? _____

Have silt fences been installed to prevent silt runoff? _____

If not, date they will be installed _____

Owner's signature _____

Date request submitted _____

A copy of this form must be sent to the ARC Chairperson.

Payment of construction deposit for driveway of \$5000 must be submitted prior to approval. This deposit will be credited to the ARC construction deposit once ARC approval to construct home has been received.

Checks for payment must be made out to Twin Rivers POA and mailed to:
Randy Carter, TR Property Manager
PO Box 1598
Boone, NC 28607

ARC approval to construct will be provided in writing by the ARC Chairperson when this form is received, and ARC is notified that payment has been deposited. Once the home construction is complete and the driveway is paved, \$1000 of the deposit will be refunded upon request.

Approval of request by ARC Chairperson _____ Date _____

ATTACHMENT 5
TWIN RIVERS ARCHITECTURAL REVIEW COMMITTEE (ARC)
Application for remodeling, additions, and all other site projects

Date: _____

Owner's Name: _____

Address: _____

Contact Phone #(s): _____

Address or Lot # where work is to be done: _____

Scope of work: _____

Note: Attach sketches, drawings, blueprints, or photos as required, to better define the scope of work.

Date work is to commence: _____

Renovation construction fees will not be required for projects less than 400 sq. ft. Projects over 400 sq. ft. will incur a nonrefundable deposit based on one dollar (\$1.00) per sq. ft. up to 1500 sq. ft. Over 1500 sq. ft., the above schedule will apply. If the renovation requires ground disturbance with heavy equipment or use of large trucks for delivery of materials, additional fees may be required.

Portion below is for ARC Use

Date received by ARC: _____

Date review is completed (may require physical inspection): _____

Name and signature of ARC approving authority: _____

Is follow up inspection indicated (Check one): (YES) _____ (NO) _____

Date follow-up completed, if required: _____

Note: All work/projects, modifications, additions to homes, driveways, fences, mailboxes, or buildings (gazebos, fire pits, fireplaces, decks, steps, fountains, waterfalls, tree removal, landscaping plans, etc.) in Twin Rivers require the use of this form to ensure compliance with DOR and ARC regulations. A completed copy with approvals will be returned to the owner. Work is not to commence until the owner has secured an approved copy. Note that if the ARC requires further information from the owner, it may delay the approval process. Note: TR ARC approval does not relieve the property owner from ascertaining and obtaining whatever local building permits that may be required and / or coordinating with local regulatory agencies, e.g., health department, as required.

ATTACHMENT 6
Site Warning Sign Design

2 FEET (24")

CONTRACTOR WARNING

NO FISHING
NO PESCAR

NO SPEEDING
SIN EXCESO DE VELOCIDAD

NO RECKLESS DRIVING
SIN CONDUCCION IMPRUDENTE

NO LITTERING
NO TIRAR BASURA

NO PARKING ON ROADS
NO ESTACIONAR EN LAS CARRETERAS

VIOLATORS WILL NOT BE ALLOWED
TO WORK IN TWIN RIVERS!!

LAS INFRACTORAS NO PODRAN
TRABAJAR EN TWIN RIVERS!!

3 FEET
(36")

METAL SIGN MOUNTED ON 4" x 4" x 48" WOOD POST
LOCATED AT CONSTRUCTION ENTRANCE AS APPROVED BY ARC

Attachment 7

TWIN RIVERS ARC ON-SITE PRE-CONSTRUCTION REQUIREMENTS AND COMPLIANCE

LOT NUMBER _____ OWNER _____ DATE _____

Requirements:

1. Location (marked/staked on site) of home, garage, porches, patios, driveway, and 2 car off-street parking per submitted plans. Yes _____ No _____
2. Location (marked/staked on site) of any additional areas of potential disturbance due to excavation requirements. Yes _____ No _____
3. Property lines and required setbacks from roads (40' from edge of road ROW and 30' from adjoining property lines. Yes _____ No _____
4. Setback from streams of 70' or 90' depending on location in TR. (40' vegetative buffer setback plus either 30' or 50' from high water line depending on lot location in TR). Yes _____ No _____
5. Location of well and septic system (including repair areas). Yes _____ No _____
6. Areas of desired tree removal/thinning with all trees 6" and greater marked (no trees/vegetation can be removed in these areas without prior ARC approval). Yes _____ No _____

Compliance Agreement:

Owner and Contractor understand and agree to the following:

1. Silt fences and erosion control measures must be designed, installed, and maintained to minimize the impact of storm water runoff on streams and other Twin Rivers lots. The maintenance and repair of silt fences and other erosion control improvements are the responsibility of the construction contractor and any expense for such shall be the responsibility of the lot owner. During excavation and construction, if the ARC determines that the installed erosion and sediment control measures are inadequate, work must stop until effective measures are installed. If silt runoff continues, the ARC will issue a violation notice which could result in fines of up to \$100/day. In extreme cases, the ARC will request a site inspection from the Watauga County erosion control official with the authority to revoke the building permit until deficiencies are addressed.
2. Open burning of trees, logs, brush, construction waste, etc. is not allowed on construction sites in Twin Rivers.
3. All contractors are responsible for the actions of their crew at all times. Fishing, hunting, and the discharge of firearms in Twin Rivers by any construction personnel is prohibited. Violations will result in appropriate fines to the property owner and possible denial of access to Twin Rivers by violators. All construction personnel will comply with posted Twin Rivers speed limits and stay on the right-hand side of the road. The contractor will communicate this information to all construction personnel.
4. Prior to the start of construction, the contractor must install a warning sign (as specified in the ARC Construction Criteria) at the construction entrance of the site.
5. The contractor will comply with all other requirements of the ARC Construction Criteria.

Agreed upon by: Owner _____ Contractor _____

Date: _____

APPROVAL TO START CONSTRUCTION:

ARC Member: _____ Date: _____

ATTACHMENT 8
TWIN RIVERS ARCHITECTURAL REVIEW COMMITTEE (ARC)
PLAN CHANGE REQUEST

Date: _____

Owner's Name: _____

Address: _____

Lot #: _____

Contact Phone #(s): _____

Contact email: _____

Date of original plan approval by ARC: _____

Description of requested plan change: _____

Request Submittal Must Include (if applicable):

- Revision of all plan sheets showing changes from approved plan.
- List of all material changes with samples of new materials.
- Revision of plot plan showing all changes from approved plan including area to be cleared.
- Recalculation of square footage of home resulting from requested change.
- Revision of landscaping plan showing all changes from approved plan.
- Projected change in construction time due to requested changes.

ARC APPROVAL

Date Request Received: _____

Date Request Rejected (List Reasons): _____

Date Request Approved: _____

Is Pre-Construction Site Visit Required? _____

Signed by ARC Chairperson: _____