

Material Specifications:			
Surface	Manufacturer	Material	Color
Foundation			
Exterior Siding			
Exterior Trim			
Windows			
Exterior Doors			
Porches			
Decks			
Shutters			
Garage Doors			
Roof Shingles			
Fencing			
COMMENTS:			

Landscape Plan:
<input type="checkbox"/> Plan Provided <input type="checkbox"/> Plan not provided, Expected to be provided By: _____
COMMENTS:

Plan Approvals:
The EVANS MILL ACC has reviewed the information provided and has taken the following action(s):
Application: <input type="checkbox"/> Complete and Accepted <input type="checkbox"/> Incomplete and Returned Due To: _____
Site Plan: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved Due To: _____
House Plan: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved Due To: _____
Additional Improvements: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved Due To: _____

Site Approvals:
The EVANS MILL ACC has visited the home site and has taken the following action(s):
House Location: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved Due To: _____
Additional Improvements: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved Due To: _____
Tree Removal: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved Due To: _____

COMMENTS:

DATE APPROVED	ACC MEMBER	INITIALS
_____	Scott McAllister	_____
_____	Gene Passarelli	_____
_____	Mike Lynch	_____





ARCHITECTURAL CHANGE REQUEST

(For original construction process and any owner changes after construction)

DATE: _____ **LOT #:** _____

Submitted By:

Address:

Phone #:

Cell #:

Email #:

Requested Change:

Photographs or drawings of project to be changed or added:

Plans and Specifications of project to be changed or added:

Approved

Date



BUILDING GUIDELINES

SIGNS:

- ★ The general contractor may erect one (1) professionally made sign - not to exceed (6) square feet, at a distance no closer than 20' to any property line.
- ★ There shall be NO supplier or subcontractor signs.

EROSION CONTROL:

- ★ Builder / owner must erect sedimentation devices (silt fencing) in areas adjacent to all creeks, wetland or areas where these devices are needed to prevent erosion.

DRAINAGE:

- ★ It is the responsibility of the owner/builder to provide positive drainage from the building pad and homesite to streets or other designated drainage easements.

BUILDING SITES:

- ★ Builder / owner must have an approved SITE PLAN and HOUSE PLAN **BEFORE** commencing any clearing or construction activity on the lot.
- ★ **ALL DEBRIS** from lot clearing and construction **MUST BE HAULED AWAY**. Burying of debris is unacceptable.
- ★ Each construction site **MUST HAVE A DUMPSTER** and a **PORTABLE TOILET** no closer than 5' to a property line during the entire period of construction.
- ★ Lot access for clearing or construction, prior to driveway installation, must not interfere with road drainage or disturb road bed prior to hard surfacing. Any damage to curb or street is the responsibility of the builder/owner.

EXTERIOR SIDING and TRIM MATERIALS:

- ★ The exterior of homes should be designed to utilize the following materials:
 - ★ Brick
 - ★ Vinyl
 - ★ Stucco
 - ★ Masonite or Similar Product
 - ★ Wood: Individual wood siding, board and batten and other similar products may be used with individual components. T111 and other Plywood Products are **NOT** an approved wood siding component.

FOUNDATIONS:

- ★ All homes must be built on a crawl space. The foundation will have a brick face exposed on the exterior of the building. Porches or decks that extend past the foundation of the home should be enclosed by some means such as lattice or slatted wood construction, if not bricked.

ROOFS:

- ★ All roofs on residential construction at Evans Mill will have a minimum 6/12 pitch.
- ★ Materials: Roofing materials allowed at Evans Mill are standing seam metal roofs, asphalt shingles, and cedar shingles. Concrete shingles or terra cotta tile roofs are not approved. A 25 year shingle, or better, is recommended.
- ★ All reasonable effort shall be made to locate exhaust vents and vent pipes on the backside of the roof.

COLORS:

- ★ In general, white and earth tone oriented colors are in keeping with the wooded environment at Evans Mill. All colors are subject to architectural review. We would discourage the use of colors such as pink, purple and orange, etc. within Evans Mill.

FIREPLACE:

- ★ In anticipation of fire places in the majority of homes at Evans Mill and in acknowledgement of the wooded environment at Evans Mill, all chimneys will be required to have spark arrestors located on them as a safety feature for the home and community as a whole.

DRIVEWAYS:

- ★ Driveway installation must conform to NCDOT standards for connection to a state maintained residential street.
- ★ All residences at Evans Mill will be required to have a paved driveway.
- ★ Culvert pipe must meet NCDOT specifications. Culvert pipe ends will required to have flared end sections.
- ★ Concrete or brick pillars at the end of driveways are not allowed. Pole type lighting fixtures are allowed features at the end of the driveways.

GARAGES:

- ★ All homes at Evans Mill will be required to have a two car garage (attached or detached) with appropriate apron in front of garage doors to accommodate the parking of two additional vehicles.

GARBAGE RECEPTICALS:

- ★ Outside storage of garbage receptacles must be within a screened or enclosed area. This may be accomplished with salt treated wood fencing or vegetation.

PROPANE TANKS:

- ★ Propane tanks may be installed as an underground installation at Evans Mill or above ground with proper screening through fencing arrangement or vegetation.

FENCES:

- ★ In general, fences are discouraged in Evans Mill; however, where appropriate, they will be approved under the following guidelines:

★ Height of fences should not exceed 4'; solid wall construction is discouraged; tops of pickets of vertical boards used in fencing should have a design element; fences should not extend further forward than the rear wall of the house. ★

- ★ A dog pen may be of chain link fencing as long as it is screened on all sides with appropriate vegetation. A pen must be located at least 20' from all lot lines.

CLOTHES LINES:

- ★ Clothes Lines are not permitted in Evans Mill.

HEAT PUMPS:

- ★ Water source heat pumps must discharge into an enclosed catch basin, or other drainage structure that does not impact any adjacent properties. No discharges will be allowed in road side ditches.

MAILBOXES:

- ★ Mailboxes and posts shall be of a type and design as approved by the ACC and may be available through a local contractor at cost. Mailboxes must be constructed of a white post with Gothic or Round post cap. (flat tops are not permitted) The Mailbox must be Dark Green (Forest of Hunter). The numbers must be 4 Inch Brass. There must be a Newspaper Compartment below the box.

