

Drovers Road Preserve Building Design & Renovation Guidelines

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Drovers Road Preserve

Building Design & Renovation Guidelines

Introduction

Drovers Road Preserve (DRP) is a 186-acre conservation residential development that is planned and designed to protect and celebrate the property's unique ecological features and historic past. A conservation easement encompasses 110 acres (referred to as the "Nature Preserve") which permanently protects the forested, mountainous terrain from future development. The Nature Preserve adjoins each homesite and provides easy access to hiking. The undulating landscape contains three mountain streams and numerous seeps and springs. The landscape gently rises from stream to stream producing coves and hollows that give the forest a quiet, secluded feel.

Statement of Intent

- The intent of the Design Guidelines is to maintain the visual character of the property by encouraging homesite development that creates environmental and visual harmony with the surrounding landscape.
- The Design Guidelines convey the intended development design concept by illustrating appropriate design character and elements to assist property owners, landscape architects and architects, and building contractors prior to the beginning of the home building or renovation.
- While the guidelines are not comprehensive in scope, they will be used by the Design Review Committee (DRC) to determine a minimum standard for building and landscape elements. The DRC shall have the authority to define and interpret the applicability of any design element contained in the Design Guidelines.
- The DRC shall maintain the authority to grant variances or waivers for any of the Design Guidelines, provided the design is compatible with the intended character of Drovers Road Preserve and the individual homesites. The granting of variances or waivers for any Lot owner shall not bind the DRC in future design reviews.
- All new construction and exterior renovations to the home site (landscaping, buildings, structures) are subject to design review. Depending on the scope of renovations, including those to the interior of the home, the homeowner may be subject to a road impact fees.

Meadow View Homesites (Lots 9-12)

These homesites offer relatively level topography views, a woodland edge along the rear and an open meadow along the front. The woodland edge contains a mix of hardwood, pine, and hemlock trees while the meadow contains native wildflowers and grasses. The plan is for these homes to be carefully tucked into the woodland edge with the front of the homes opening onto the meadow.

Woodland Homesites (Lots 1-8, 13-17, 23)

The Woodland homesites offer views and privacy within a hardwood tree enclosure. The plan calls for careful placement of the home and use of appropriate building materials to achieve harmony within the forested setting. Foundation and chimney ruins of old homesteads may be found in this area. The forest is now considered an Oak-Hickory Forest containing a mix of hardwood trees such as large specimen White Oak and Northern Red Oak as well as White Pine trees.

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Mountain View Homesites (Lots 18-22)

The Mountain View Homesites are located at the higher elevations of Drovers Road Preserve. These lots offer more acreage, privacy and excellent mountain and valley views. Rhododendron thickets, large hardwoods and Hemlock trees contribute to the secluded feel of these homesites. The plan calls for skillful placement of the homes to achieve a harmonious relationship with the forest and mountainside. This portion of the Drovers Road Preserve offers different forest types such as a Cove Forest and Oak Hickory Forest. Many of the property's largest trees are located at these higher elevations. Above these homesites, there exists beautiful cliffs, rock outcroppings and the local landmark known as Ferguson Ridge that offers the best local views as well as Old Growth trees - some perhaps older than 150 years.

Community Design Concept

The Drovers Road Preserve Community Design Concept focuses on: (1) protecting the property's natural features and resources, (2) minimizing construction impact through appropriate road design, (3) utilizing innovative stormwater management techniques, (4) recycling of tree lumber and debris resulting from construction, (5) providing a blend of homesite types (Meadow View, Woodland, and Mountain View) and (6) providing amenities designed to celebrate the property's cultural history and rustic natural beauty.

The community amenities include:

- The Nature Preserve
- Mountain Streams and Rock Outcroppings
- Nature Trails
- Treetop Viewing Platform
- Picnic Shelter with Restored Turn-of-the-Century Chimney
- Rustic and Stone Bridge Crossings

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Design Guidelines

Site Planning

Meadow View Homesites

Meadow View homes will be located in and along the woodland edge with the siting of the home responding to the street, grading, and low-impact on existing vegetation.

Woodland & Mountain View Homesites

Locate homes to minimize site disturbance, giving consideration to topography, existing vegetation, drainage patterns, viewsheds and solar orientation. Avoid alteration of natural drainage patterns, tree removal and construction on slopes greater than 20% grade.

Driveways

Design driveways to complement the lot's natural features. Gently curve the drives to accommodate existing topography and vegetation.

Paving

Chip-N-Seal or Asphalt paving are acceptable for driveway pavement. Other materials, such as concrete or pavers, used in the driveway will require review and approval from the DRC.

Utility Equipment & Refuse Storage

Electrical/gas utility meters and A/C compressors will be located at the rear or side of the house giving consideration to minimizing noise disturbance to the neighboring lots. Trash receptacles, wood piles, compost bins, etc. will be stored out of view from neighboring homes and streets.

Other Site Issues: signs, satellite, play, tanks, lighting

- Satellite dishes, antennae, and play equipment must be located inconspicuously. Cellular towers are not permitted.
- Propane and oil tanks shall be buried below existing grade. Window mounted air-conditioning units are not permitted.
- All signs shall conform to the pre-formatted Drovers Road Preserve template.
- Holiday lighting shall be permitted from mid-November to mid-January only.

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Site Disturbance & Clearing

Woodland & Mountain View Homesites

Meadow View Homesites



Lot Setbacks

Lot No.	Lot Size	Front Setback	Rear Setback	Side Setback	Lot No.	Lot Size	Front Setback	Rear Setback	Side Setback
1	1.59	50'	20'	20'	13	1.88	60'	160'	20'
2	1.62	40'	20'	40'	14	1.79	50'	150'	20'
3	1.96	50'	20'	20'	15	1.79	60'	110'	25'
4	2.05	60'	40'	20'	16	2.19	40'	20'	50'
5	2.05	50'	40'	20'	17	3.88	50'	50'	50'
6	3.47	60'	20'	60'	18	7.86	250'	200'	50'
7	2.90	60'	20'	60'	19	6.48	60'	20'	100'
8	2.00	100'	40'	40'	20	7.15	60'	20'	100'
9	1.59	50'	110'	60'	21	10.00	60'	100'	100'
10	1.59	130'	100'	20'	22	9.68	100'	100'	60'
11	1.59	170'	150'	20'	23	2.00	40'	20'	20'
12	1.74	160'	160'	20'					

Note: Setbacks are measured from the property line.



Disturbance zones

Disturbance Zones have been developed to control the amount of impact on the land.

10' Buffer Zone:

No clearing is permitted within 10' of the property boundary.

Owner Discretion Zone:

This zone is defined as the area which has been extended to 35' from the perimeter of the main home footprint. Trees may be removed at the Owner's discretion as required for construction. Outside of this zone, any trees posing a safety hazard or threat to the structure may be removed after the DRC is notified and approval is given. This zone does not extend to other structures such as a guest house, shop, or studio.

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Limited Disturbance Zone:

This zone extends from the 35' Owner's Discretionary Zone to the 10' Buffer Zone.

- The boundary of the Owner's Discretionary Zone and the Limited Disturbance Zone should be clearly delineated to insure protection of the trees and vegetation.
- All specimen trees shall be located by survey.
- Removal of trees in this zone must be approved by the DRC, see Tree Removal below.

Driveway and Landscape Zone:

- Driveways cannot be constructed within 20' of the property line and cannot exceed 18% grade. Driveways on steep grades shall be built to parallel contours when possible.
- Utilize plantings and low retaining walls to minimize the view of the driveway within the Landscape Zone. All efforts should be made to protect the bordering vegetation.
- The street entrance of the driveway may have a 15x15' landscape zone on each side.

Tree Removal

The unique characteristics of each lot do not allow for uniform guidelines on trees and necessitate a subjective approach taking into account the desire of the lot owner as well as the desire to maintain as much of the current environment as reasonably possible.

Once the building perimeter has been established and marked, a 35-foot owner discretionary zone is established, beyond which any tree removal with a trunk diameter in excess of 3" requires the specific approval of the Design Review Committee (DRC). Any trees posing a safety hazard or threat to the structure may be removed after the DRC is notified and approval is given. Trees approved by the DRC for removal must be clearly marked before removal.

Damaged or removed without approval from the DRC will require the homesite owner to replace the trees. The DRC will specify the number, size and species of replacement trees.

Erosion & Sediment Control

- Builders and homesite owners must utilize sediment and erosion control measures that prevent stormwater runoff from entering streams, creeks and other water bodies and neighboring properties.
- Silt fences must be used and maintained along the property line of every homesite during constructions.

Viewshed Enhancement

- Viewshed pruning is prohibited until completion of the house frame so that main viewing areas can be determined.
- Viewshed pruning will be limited and subject to DRC approval.
- Viewshed pruning should not increase the house visibility from the trail system, roads or neighboring properties.

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Architectural Patterns

Approved architectural patterns are limited to establish and maintain the community identity.

Architectural Styles

Approved architectural styles are Arts & Crafts, Shingle Style, European Inspired, or Mountain Modern style. All home styles, except Mountain Modern, should be founded on appropriate historic models. Meadow View lot homes will be Farmhouse, Craftsman or Shingle Style. Mountain Modern style permits interpretation of regional influences and precedents, yielding an authentic expression of architecture.

Size and Height

- Meadow view houses shall be not less than 2,800 finished sq.ft. or more than 5,000 finished sq.ft. without DRC approval.
- Woodland and Mountain View houses shall not be less than 2,200 finished sq.ft. or more than 10,000 finished sq.ft. without DRC approval.
- Guest houses, pool houses and other detached buildings shall not exceed a footprint of 800 sq.ft.
- Building heights shall be limited to 2 1/2 stories above grade.

Exterior Materials

Home exteriors will be constructed with natural materials such as stone, solid brick, wood, stucco, and concrete board for siding and soffit. Hard coat stucco finish options include pebbledash, smooth coat, or heavy texture. Prohibited exterior materials include cast stone products (imitation or manufactured stone*), brick-like materials, vinyl, aluminum/metal siding and EIFS stucco.

*DRC may approve manufactured stone on chimneys above the roof line.

Roofs

Roof materials will complement the style and color palette. Approved roof materials include architectural asphalt shingles, natural and synthetic slate, standing seam metal, copper, and TPO membrane. (*TPO membrane is prohibited if visible from the street view*). Prohibited roof materials include galvanized metal, three tab asphalt shingles, asphalt roll roofing.

Colors

Approved exterior colors include earth tones or natural color ranges. The color palette shall be muted and complimentary to the colors found in the natural surroundings. This muted color palette seeks to lessen the visual contrast of homes and allow a natural integration into the forest and mountains. White and off white colors are prohibited.

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Gutters/Downspouts/Flashing

Material will be copper or prefinished or painted aluminum. Gutters and downspouts will be located inconspicuously. Colors will complement the home exterior color scheme.

Roof Penetrations

All roof penetrations (mechanical, plumbing, vents, etc.) will be out of public view and painted to match roof color.

Landscape Patterns & Materials

The landscape design should use plantings and materials that reflect the natural patterns, character, forms and colors of the Blue Ridge Mountain region. Materials and structures should also blend into and reflect the rustic, natural qualities of the property.

Plants

- Use natural plants and avoid using invasive, exotic and introduced plants.
- Lawn areas, if desired, will be permitted adjacent to the house and shall not exceed 3,500 sq.ft. in the Meadow View Homesites and 900 sq.ft. in the Woodland or Mountain View Homesites.
- Backyard lawns will be considered on a case by case basis taking into account the desire of the lot owner, location, size and topography of the lot, as well as the community's commitment to maintain as much of the current environment as reasonably possible.
- The 35-foot* owner discretionary zone is meant to be the area around the home where the homeowner has discretion to plant what they desire in the way of ornamentals, shrubs, flowers, etc. Natural species are required, and care must be taken that invasive species, in particular non-native invasive species, are avoided. Outside of this 35-foot zone, care should be taken to select varieties that blend well with the surrounding forest.
- The desire to maintain a more rural/natural feel, a muted or understated entrance will be limited to a mailbox, road number, name sign and security sign. A "loud" entrance will be discouraged, as it is inconsistent with our philosophy of a native/natural community.

Retaining Walls, Paths, Patios

Appropriate organic materials include mulch, decomposed granite, flag stones, pea gravel, and natural stone (commonly referred to as flagstone). The use of concrete for walkways, stairs, retaining walls, or patios requires the homeowner to request a variance from the DRC.

Decks, Fences, Arbors, Gazebos

- Appropriate materials include stained wood, locust (and other natural insect/rot resistant wood), recycled materials and synthetic decking such as Trex or similar are approved.
- Fence design, layout and color shall be submitted for DRC approval. Chain link and picket fencing are not appropriate. Fencing may be used in the backyard only and may not exceed 5' in height.

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Pools and Tennis Courts

Swimming pools and tennis courts may be approved by the DRC on a case-by-case basis. Each should be inconspicuously located, screened from all neighbors, be a dark natural color and have limited lighting.

Landscape Lighting

- Light fixtures used along driveways and paths shall not exceed 24" in height and shall be spaced a minimum of 25 feet apart along driveways. The use of non-shielded "security" type lights and floodlights will not be permitted. Gas lanterns may be used.
- Light fixtures should have low cut-off angles that do not exceed 45 degrees at the top of the fixture to direct light downwards in order to prevent reflection and glare of light onto other properties and to preserve quality night sky.

Three Phase Design Review Process

Each home-site owner shall be required to enlist a professional team to provide the DRC with the plans and assurances for each phase of the approval process. The DRC will require conformity to the specific requirements of the three homesite types (meadow, woodland, mountain). The approval process consists of three phases as follows: 1) Preliminary Review Phase, 2) Conditional Approval Phase, 3) Final Approval.

Preliminary Review Phase

Step 1. Drovers Document Review by Owners/Architect/Contractor

Lot owner, architect, and general contractor should familiarize themselves with the "Drovers Road Preserve Building Design and Renovation" guidelines and requirements of the Declaration of Covenants, Conditions and Restrictions for Drovers Road Preserve.

Step 2. Owner submits preliminary concept to DRC

- Site Analysis Plan that includes a topo survey with 2' incremental contours, adjacent streets, lot setbacks, utility easements that identify the homesite's key features such as solar orientation, landform, views, tree and plant communities and other special features.
- Site Plan illustrating the house location, driveway access, and any other key features depicted on the topo survey. The relationship to the street and surroundings will be considered. Site plan must show any existing structures and plans for removal or incorporating same in the final plan.
- Preliminary architectural plans identifying the design intent of the construction projects. Scale, proportion, color, materials will be evaluated for community appropriateness. The exterior colors submitted in this phase should be representative of the final finishes, not necessarily the actual colors and finishes.

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Step 3. Preliminary Approval

DRC will review, approve or communicate concerns or questions resulting from the of Step 2 that require further discussion. Following these steps allows the owner to proceed with detailed architectural plans required for the Conditional Approval Phase.

Conditional Approval Phase

Step 1. Owner submits to DRC the following materials for their review:

- Grading Plan illustrating grading limits and tree protection measures.
- Erosion Control Plan illustrating erosion and sedimentation control measures.
- Preliminary Landscape and Hardscape Plan.
- Final Architectural and Engineering Plans with all elevations and color rendering of exterior. The exterior colors may still be preliminary but consistent with the pallet submitted and approved in the Preliminary Phase.
- Septic Permit.
- Building corners of the home, any detached building, and centerline of the driveway must be clearly marked (flagged).
- Design Review fee of \$1,250.

All plans must meet all applicable regulations of the Buncombe County, N.C. Erosion Control Department and the Buncombe County, N.C. Building Department; this includes obtaining all applicable construction permits required for home construction and land improvements.

Step 2. Owner, contractor and DRC meet to review documents for approval

- If the submittals are approved, the DRP Design Review Committee Construction Agreement will be signed by the Lot owner, contractor, and DRC.
- The Road Impact Fee of \$3,000 will be collected.
- Approval to proceed with construction does not imply or convey any warranty nor compliance with applicable government or agency rules or regulations, or Final Approval from the DRC.
- Land Clearing and construction may begin with the execution of the “Construction Guidelines Agreement”, but the DRC must grant Final Approval as stated below.

Final Approval Phase

- Lot owner submit a color rendering of the exterior of the house that shows the actual selections of material, texture, and color of the house. The DRC may require samples of the materials or finishes. Any significant variance from the submittals in Phase I or Phase II may cause a delay in final approval. The DRC has sole authority to approve the lot owner’s compliance, with or without any granted variance or waiver, with the Design Review Guidelines and Process.
- If any lot owner fails to comply with any requirements of the Design Review Process as stated herein, the Drovers Road Preserve Association may levy a Special Individual Assessment against the owner’s lot as specified in Article X, section 6(b) of the DRP Covenants, Conditions, and Restrictions.

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Construction Guidelines Agreement

The Drovers Road Preserve Design Review Committee (DRC), the Lot owner (owner) and owner's contractor or representative (contractor) are the parties to this Construction Guidelines agreement (the agreement). The agreement shall be executed following the completion of the Conditional Approval Phase of the Design Review Process.

The parties further attest and agree to the following conditions and requirements:

- The design and road impact fees have been paid to Drovers Road Preserve (DRP).
- The DRC will photo document the road and shoulder condition prior to commencing of construction
- Construction vehicles, contractor vehicles, etc., should not park on roadway or roadway shoulders and grassy areas. Parking should be confined to the construction site.
- A "mud mat" must be constructed as part of the entry to the lot, presumably at the start of the driveway. An adequate mud mat comprised of 4-6" ballast stone and minimum length of 30 feet will be placed at the end of the driveway used for construction traffic and maintained throughout the construction of the house until the driveway has been constructed or until such time as the parties agree to convert to just road bond. Contractor shall be responsible for minimizing the mud on DRP roadways.
- Contractor shall implement the erosion control plan as designed for the Conditional Approval Phase of the Design Review Process. The parties agree that erosion control is a priority for DRP and the Southern Highland Conservation Trust.
- Members of the HOA Board and DRC shall have access to the construction site to monitor and ensure compliance with the Design Review Process and guidelines.
- Dumpsters and portable toilet must be located on construction site, not on DRP roads or property.
- Contractor is responsible for keeping site clean and neat.
- Noise from construction activities will be monitored and contractors are encouraged to make every effort to minimize noise impact, including noise from radios, phones, etc.
- Construction noise of any kind will not be allowed after 4:00 PM on Saturday and all-day Sunday.

Responsibility

The contractor is responsible for ensuring that all sub-contractors or trade partners and vendors follow through with the intention of this agreement. However, the ultimate responsibility for making sure these guidelines are followed lies with the owner. If there are unresolved issues that ultimately need to be addressed by the DRC, the cost to bring the condition into compliance plus 50% will be passed to the property owner as a Special Assessment. These items may include, but are not limited to: inadequate silt fencing, refuse control, unreasonable or inadequate mud mat, refuse on the roads and shoulders, etc . Every effort will be made to resolve any issues before this becomes necessary.

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Owner signature and date

Contractor signature and date

Design Review Committee Member signature and date