

Architectural Review Process for a proposed home building, adding on to a structure or structural changes.

Once you review the below, please contact a Board member in order to forward your proposed plans.

The Board or an appointed committee reporting to the Board shall execute the requirements and duties of the Architectural Review Committee (ARC) as required by HOA Covenants. Meeting notes of all ARC functions including copies of proposed building plans, discussion notes, correspondence etc. shall be kept and maintained by the Board under the office of the HOA Secretary.

The goal of ARC review is to assist property owners within our community with the planning of new homes or structures in accordance with our Covenants, existing architectural norms and the over-riding responsibility to maintain the property values, environmental beauty and quality living conditions that exist within Hunters Glen/Cove. Approval or disapproval of proposed plans shall be at the sole discretion of the HOA/ARC based upon size, quality of construction, compatibility with existing homes and physical features of the building site. All communications with the owner/proposer shall be handled in a timely manner and treated as “confidential” information by all Board or committee members involved.

All plans for new home construction must be approved by the ARC. In addition, ARC involvement may be warranted for any additions or modifications to existing homes or structures that may affect others within the community i.e. drainage, views etc. While it is assumed that any/all new construction will be in accordance with current State and County building codes it is within the purview of the ARC to report any violation of the codes/laws. Non-adherence to agreed on plans/documentation will constitute a breach of contract/agreement and the Board reserves the right to seek legal/financial remedy including any costs incurred by the HOA.

CHECK LIST for (& from) Hunters Glen Covenants as related to structural or building guidelines.

Date: _____

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Does this submitted plan for _____ (address) violate any of the following covenants:

Covenant	The highlighted areas indicate covenants that ‘speak to’ construction.	Problem? Yes /No
HG 1.	Residential only.	
HG 2.	One single family home with garage (detached or attached); one shed (beyond view – no closer than 70 ft from rd.)	
HG 3.	Dwelling should be minimum (ground floor) of 1200 sq. ft. or 850 for main ground floor with more than one level.	
HG 4.	No closer than 50 feet to center of street. (fencing 25 ft.)	
HG 5.	50 ft. right of way; 25 ft. on both sides of center line of street	

HG 6.	No other easements.	
HG 7.	Houses must have indoor plumbing connected to a sewage system approved by the Henderson County Health Department.	
HG 8.	Refers to domestic pets; no billboards/signs other than ‘for sale’	
HG 9.	Refers to trash collection, etc.	
HG 10.	No lot shall be subdivided	
HG 11.	Refers to no parked or stored trucks with two or more rear axles. Motorized homes, travel trailers, portable camping equipment, boats and trailers parked or stored behind the part of the house farthest from the street—if the property is a corner lot, no less than 70 feet from the center of a side street. Parking within a road right of way for more than three (3) consecutive days, or parking closer than ten feet to the traveled portion of the right of way not allowed. Inoperative vehicles or parts of vehicles may not be parked, stored or otherwise maintained on a lot.	
HG 12.	No satellite dish or radio /television antenna/apparatus/electronic device allowed in the front yard.	
HG 13.	Refers to clothes lines (out of sight view from adjoining properties.)	
HG 14.	Refers to all lots subject to rights of way for roads/streets/drives /lanes shown on recorded plats and to requirements of NCDOT.	
HG 15.	Dwelling plans including elevations, specifications, site plans and construction materials for other structures, specifically including fencing shall be submitted to HOA prior to start of construction—no construction activity to start until written authorization has been granted. Approval/disapproval of plans are the sole discretion of the HOA and based on size, quality of construction, compatibility with other dwellings in subdivision, and physical features of building sites.	
HG 16.	Refers to covenants binding on all lots in the subdivision for twenty-five years from Mar ’05 recording date, or until 2030, and extends automatically in ten year intervals unless amended by vote of HOA of a majority of the lots then shown on recorded plats of Hunters Glen Subdivision.	
HG 17.	Refers to perpetual easement over rights of way.	
HG 18.	Refers to legality for HOA and owner of any lot to pursue legal proceedings to enforce provisions of the covenants. The HOA can act on behalf of lot owner/owners in any such legal proceedings.	
HG 19.	Refers to legal judgments declaring parts of the covenants unenforceable do not affect validity of the remaining parts.	
HG 20.	Refers to owning property in the subdivision an owner becomes a member of the Hunter’s Glen Homeowner’s Association and agrees to pay dues/assessments established by HOA. As of 7 Mar 2005, each lot is subjected to a specific and continuing lien to secure payment of charges established by the HOA. It runs with the property title and is enforceable regardless of change in ownership. HOA can collect	

	charges plus interest and court costs via civil action against the recorded owner.	
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CHECK LIST for (& from) Hunters Cove Covenants as related to structural or building guidelines. Date: _____ **Page 2 (of 3)**

Does this submitted plan for _____ (address) violate any of the following covenants:

Covenant	<i>NOTE: The below are in addition to Hunters Glen Covenants <noted 12/8/17></i>	Problem? Yes /No
HC 1.	One single family home with garage; not to exceed two stories and attached garage. One outbuilding* may be erected on parcel with 3 lots. (*added 2005: [outbuildings] not to exceed 900 sq ft.)	
HC 2.	Recreational travel trailers, motorhomes, portable camping equipment, boat & trailers may be stored provided shielded from view of other dwellings. [Amended 2005: “Recreational travel trailers and portable camping equipment may not be kept... unless stored in an enclosed structure.”]	
HC 3.	No satellite dish or radio /television antenna/apparatus/electronic device visible from street or other dwelling.	
HC 4.	Living area shall contain not less than 2000 sq ft.; if more than one story, living area of first floor shall contain no less than 1200 sq ft – as measured from exterior perimeter.	
HC 5.	Landscaping should be within 3 months of “C O” (issued by county). Owners are responsible for street-view appearance.	
HC 6.	Refers to fencing, wall, hedge or shrub height on corner lots.	
HC 7.	All building plans, elevations & site plan... specifications and landscaping plans...modifications to these covenants & other matters should be submitted for review and written approval given before construction begins. The purpose of this review is to ensure architectural compatibility.	
HC 8.	Refers to no subdivision of lots	
HC 9.	Setback requirements shall be: Front – 60 ft from street center; side & rear- 35 ft.	
HC 10.	Refers to each property owner becoming a member of Hunter’s Glen HOA	
HC 11.	Refers to primary access via Hunters Glen Ln.; additional construction access easement via Laurel Forest.	
HC 12.	Refers to easement along right of way for utility installation.	
HC 13.	Refers to covenants running with the land & are binding.	
HC 14.	Refers to allowance of legal action by HOA against a person to enforce Covenants.	
HC 15.	Refers to property owner being a member of association along with such dues and assessments that may be established by association.	

Authority:	Additional Guidelines and considerations	Problem? Yes/ No
Note: Ref. Covenants HG12 and HC 3.	Current law stipulates that restrictions can not be placed on personally owned satellite dishes 24 inches in diameter or less.	
Board Mtg.: Feb. 17, 2018	Board meeting date of acceptance or modification of these guidelines on February 17, 2018.	
A.: Driveways	All driveways must be paved. (concrete, asphalt, brick etc..)	
B: Roofing Material	Must be "Architectural" grade shingles or better. Variance must have prior approval.	
C: Playground Equipment	Must be screened from view of street or neighboring households by placement, landscaping etc.	
D: Electrical Service	Minimum of 200-amp service. Use of alternative energy sources requires prior approval.	
E: Concrete Block	Must not be exposed/visible unless stuccoed or similarly coated and sealed	
F: Roof Stacks and Vents	Must be located on roof side away from the front lot line. Possible variances based upon design, land couture etc. must have prior approval.	
G: Air Conditioning Units	Must be ground mounted and screened from view via location, landscaping etc.	
H: Exterior Siding	Hunters Glen: If vinyl siding is used it must be no less than "premium" grade. Hunters Cove: Vinyl siding should not be used. The current standard is "medium" grade fiber cement type siding or better. Variance must have prior approval.	
I: Building Site/Slope Alteration	The landowner may be required to provide an elevation/erosion/drainage plan by a licensed engineer depending on the lot and selected building site.	
Note: Additional areas of concern/consideration may be added to this checklist as needed or as technology evolves. While these guidelines should receive strong consideration from the Board/ARC, all final decisions remain at the Board's discretion.		