

Architectural Guidelines for Single Family Homesites First Flight Ridge Homeowners Association, Inc.

It is the intent of these Guidelines to help in the planning, construction and maintenance of your home in First Flight Ridge.

Architecture: This community has been designed to pay homage to the Coastal Carolina Style of architecture, which includes the Old Nag's Head and related Federal Lifesaving Station Style. In addition, the Architectural Review Board is interested in the broader Coastal Carolina architecture, to include what is known in the vernacular as Low Country Style. The American Arts and Crafts Style of Shingle Houses from the early 1900's are of interest as well.

The First Flight Ridge Homeowners Association, Inc., (the "Association") has appointed an Architectural Standards Committee (the "Committee"), empowered by Article Six of the Declaration of Covenants, Conditions and Restrictions, to review all construction, reconstruction/modification and/or landscape plans. The Architectural Standard Committee members are Mr. Eric Avery, Mr. Gian Hasbrock and Mr. Philip Lee. Certain requirements are to be met prior to construction within First Flight Ridge.

No earth-moving, clearing, site work or construction will be commenced without first obtaining approval from the Committee. The Owner of the Homesite must stake the outside perimeter of the dwelling prior to requesting approval, so that a member of the Committee may make a site visit to evaluate placement of the Homesite, and to assess conservation measures.

The Committee may bar any proposed new construction or changes to existing homes on purely aesthetic grounds, where in its sole judgment, such action is required to maintain First Flight Ridge's standard of architectural excellence in exterior materials and design.

To the greatest extent possible, we shall strive to preserve the natural characteristics of the land, and to honor the indigenous plant and animal life.

Architectural Style Discussion:

- Nag's Head and Lifesaving Station: Typically feature wraparound porches with wide overhangs, ship's watch, tower room, multi-tiered roofs, often with dormers, and scrollwork at gable ends. Cedar shake, often mixed with fish scale or triangular shakes for accent, as well as board-and-batten. Simple drop-down window shutters.
- Low Country: Usually incorporate a walk-out basement, where the kitchen and dining areas historically would have been housed. Full covered porches across the front and rear of the house at all but ground level.

- **American Arts and Crafts Movement:** Recessed porches and entryways, roofs with wide overhangs and exposed structural elements, such as rafter tails and vertical pillars. Interior use of built-ins and exposed timber frames. A close cousin of the Shingle House movement in the Northeastern United States.

Appearance: Because of the winding character of First Flight Ridge roads and intersections, houses must be aesthetically pleasing to all views. Especially critical on corner Homesites. Color palette based on multiple shades of earth tones and white.

Exterior Wall covering: Natural wood materials are encouraged. Preservative stains in clear or subtle earth-tone shades are required. Cedar shakes and Hardi-Plank are the preferred siding material. Vinyl or aluminum siding will not be allowed.

Structural Features: All Exterior walls should be 2" x 6" construction. Exterior deck joist should be 2" x 8" minimum. No O.S.B. sheathing for exterior walls or roof sheathing.

Exterior Trim: Cedar trim to be supreme clear grade. All exposed finishes, including pressure- or salt-treated wood, to be painted as part of the house schedule, except for stair treads and decking. Pilings at ground level to be covered with wood lattice of checker-board pattern. Pilings that cannot be covered with lattice, to be finish grade, chamfered, trimmed with decorative wood, brick, or natural stone. Gable-end treatments important. Use of rake board and frieze board encouraged.

Windows: Wood frame, vinyl-clad windows. White finish preferred. Baked-on finishes or extruded aluminum by Andersen, Pella, and Marvin will be considered. Lower quality, all-vinyl frames will not be approved. Windows and doors shall have a one-by-six-inch minimum surround casing.

Entry: Entry from driveway and garage or carport required. Under-roof main entry portico of proper scale. Exterior entry door to be wood or fiberglass of solid or six-panel design. Main entry door may not be metal or sliding glass. Sliding glass doors may be used on the front elevation; however, if located on the ground floor of the front elevation, they must be shielded from view from the street.

Roofing: Gables and hips with minimum 6/12 slopes, except as incidental to primary design. Fascia boards to be constructed of wood and painted. Soffits are preferred to be built of wood or Hardi-Plank only. Fire retardant wood shakes or composition / fiberglass architectural shingle only (*composition / fiberglass shingle must have a 10 year, 110 mile per hour wind warranty, 40 year minimum*), slate or tile. Roof colors complementary to house plan. Roof colors of red, green, yellow and gold not likely to be approved. No metal chimneys. **Roof stacks, skylights, plumbing vents and solar panels to be placed on rear slopes and painted black or color of shingles.** No Truss roofs are allowed.

Porches: Open or screened, be sure that proportions balance with floor below. No cross-bracing on exposed decks. Joist bands painted. Pickets to be nailed to rails from behind.

Patios, Terraces, pool decks and other ground level decking: Only in-ground pools are allowed in First Flight Ridge. Pools and hot tubs are not to be visible from the street at an observation point at the center of the home. Pool plans to show placement, details of fencing and landscaping. Planting areas to be provided inside the pool enclosure. Outdoor sound systems to be limited, to avoid disturbances.

Lighting: Restrained and subtle. Ground-level lighting is to be confined to covered fixtures mounted not more than 24 inches above grade. Porch and deck lighting also covered and subdued. **No floodlights or spotlights permitted.** Use fixtures that will not discolor from weather.

Parking: To meet Town of Kitty Hawk zoning requirements and location must be approved by the Architectural Standards Committee.

Landscaping: Stabilization of the soil is our highest priority. Use of "Outer Banks Blend" seed is recommended. Natural plant materials to be disturbed as little as possible and restored if disturbed. A landscaping plan, using native plant materials and other proven salt-tolerant decorative species is required. Planted berms with **irrigation systems required.** Low-cost "drip" systems on timers will be considered. Landscaping plan must be submitted for approval prior to the start of clearing homesite.

Septic System: If occupancy of more than 12 is being applied for on any given lot, a low pressure septic system may be required to be used in order to limit the impact to the natural vegetation caused by excessive clearing of the lot.

As a part of the building process, Owners should be aware of the following requirements, among others, for which they alone are responsible:

1. Preparation of Application and Plans in compliance with First Flight Ridge Architectural Control Committee Guidelines and the Declaration of Covenants, Conditions and Restrictions for First Flight Ridge.
2. Compliance with all laws, codes, and local ordinances.
3. Determination of environmental restrictions, drainage, grading and surface disturbance requirements and all surface and subsurface soil conditions.

4. Determination of the structural, mechanical and electrical integrity of the house, along with all other technical aspects of the proposed design that can only be determined by competent architects, engineers, contractors, and other similar professionals.
5. Determination of accuracy of all stakeouts and surveys.

Other considerations: Applicants should select building sites and home plans so as not to construct repetitious designs within close proximity. Similar designs or design duplications are discouraged and are subject to disapproval without sufficient variations in exterior colors, materials, finish, trim and detailing.

All work will be done during the hours of 7 a.m. to 7 p.m. The use of drugs or alcohol or playing of loud music is strictly prohibited on any construction site. Unleashed dogs are not permitted. The Owner is responsible to see that the contractor cleans up the site of day-to-day litter **each day** and to see that particular care is taken to prevent any unnecessary damage to existing vegetation. The Declaration of Covenants, Conditions and Restrictions require job site debris to be removed from the Homesite at least weekly.

Until further notice, Plans and other materials for Committee review shall be delivered during normal working hours to the office of First Flight Ridge, LLC, 821 Ocean Trail, Suite 4, Corolla, NC 27927. A non-refundable application fee of five hundred dollars (\$500.00) shall accompany the application, along with a two thousand dollar (\$2,000.00) refundable Infrastructure Protection Fee. To arrange a pre-application or application meeting, phone Mr. Eric Avery, First Flight Ridge, LLC, at (252) 453-3600, or mail plans to First Flight Ridge, LLC, 821 Ocean Trail, Suite 4, Corolla, NC 27927.

In order to make a submission of house plans for Committee approval, the Committee requires that the following be submitted or completed:

1. Building Application and Client/Builder Registration Form showing landowner's and contractor's complete name and address, including phone number and e-mail address, and any other information as required, including, but not limited to, the names and telephone numbers of two (2) Owners of comparable properties previously constructed by such Contractor, and a minimum of two (2) financial references for the Contractor.
2. Three sets of the plans, of architectural quality, sealed by a North Carolina licensed architect or structural engineer to include the following sheets at a minimum:
 - 1/4" scale foundation plan & section, with full framing detail
 - 1/4" scale floor plans of all interior & exterior areas
 - 1/4" scale east, west, north and south elevation drawings
 - enlarged details of any exterior items not clearly presentable at plan scale

3. Legal survey of Homesite and a site plan showing the building setbacks, driveway with turnaround area, septic and lot coverage calculations and any other key features.
4. Landscape plan showing all aspects of planned site work, stabilization, re-stabilization, patios, terraces, lighting, decorative plantings, irrigation systems and any other proposed improvements.
5. Specifications on building plans, to include building dimensions and square footage, detailed specifications of all materials used in construction and finishing and colors of stain to be used on exterior surfaces, foundations, windows, doors and trim. Samples of paint and roofing material must be included. Cottage signs will be permitted in size and character appropriate to the house, and must be of sandblasted wood construction, professionally rendered.
6. Specifications for fences, driveway surface treatments, bulkheads, screening structures for heating and air conditioning units, gas or propane storage tanks, Dare County-approved trash receptacles and details of any other exterior improvement or appendage. Trash receptacles must be accessible from outside the house, for potential private pickup. Fence height shall not exceed 60", and should be constructed with materials and finishes that are complementary to the siding on the house.
7. Note that mirror image, reversed, or marked-up plans with penciled-in changes will not be accepted.
8. Prior to delivery of plans, a registered surveyor must stake the corners of the proposed residence on the lot.
9. A non-refundable \$500.00 application fee to accompany submission package.
10. A refundable \$2,000.00 infrastructure protection fee to accompany submission package, for the purpose of repairing any damage to common properties such as curbs, sidewalks, light poles, fire hydrants, fences, etc. After receiving an Occupancy Permit, Owner / Agent is to send a request for site inspection. If approved, payment will be returned within 30 days.

After the Plans are approved: Two sets will be returned, marked approved by the Committee, allowing the applicant to apply for necessary construction permits. The Committee will hold one set of approved Plans in its permanent files. If the Plans are not approved, all sets will be returned to the applicant with a letter indicating the reason or reasons for non-approval. If approval with conditions is granted, and construction then begins, the conditions shall be deemed accepted by the Owner and the conditions imposed shall become fully a part of the approved plans.

For convenience, some key points of the Declaration of Covenants, Conditions and Restrictions: Pertinent dwelling design and construction procedures are considered below. (This summary is not intended to supersede or substitute for the recorded Declaration.) A complete copy of the Declaration and the Bylaws may be obtained from First Flight Ridge, LLC, 821 Ocean Trail, Suite 4, Corolla, NC 27927.

1. **DECLARANT:** The owner of the real property: First Flight Ridge, LLC, a North Carolina Limited Liability Company.
2. **PURPOSE:** It is the purpose of the Declaration to provide for the careful and tasteful development of, and to ensure the highest standards for, the First Flight Ridge community, as well as to provide for the maintenance of the common facilities, road, etc.
3. **RESIDENTIAL USE:** Homesites may be used only for single-family residential purposes. No unit of ownership or ownership interest may be subdivided to permit "Time Sharing," and no lot may be re-subdivided unless the two parts are to be recombined with the adjacent lots.
4. **ARCHITECTURAL CONTROL:** The Declarant or the designated Architectural Standards Committee shall approve any and all plans for dwellings, fences, walls, driveways, landscaping or other improvements and exterior additions or alterations to existing dwellings, including clearing and site work on the property before any work whatsoever is commenced on any Homesite.
5. **SPECIFICATIONS:**
 - a. Maximum building height per Dare County / Town of Kitty Hawk zoning ordinance, but subject to further limitations by the Committee.
 - b. Building locations – Declarant may adjust site location of the dwelling to protect natural aspects of the site. However, minimum setbacks are to be based on Dare County / Town Kitty Hawk zoning ordinance.
Note: Setbacks shown on any recorded plat shall control.
 - c. Minimum Size- Each dwelling shall contain minimum square feet of heated and air-conditioned living area of 1,800 square feet.
 - d. Vegetation – Trees measuring three inches or more in diameter at a point two feet above ground level, and any flowering trees or shrubs above five feet in height may not be removed from any Homesite without written approval from the Architectural Control Committee, unless located within the dwelling footprint, within 10 feet of a dwelling, or in the path of a

driveway or walkway.

- e. Certificate of Completion: Prior to occupancy of any Dwelling Unit, the Owner must first notify the Architectural Control Committee, by way of filing the requisite Certificate of Compliance with the Committee, in order that an inspection may be made by a representative of the Committee to see that all aspects of the Plans have been completed. On inspection and finding that all aspects of the Plans have been completed, the Committee will issue to the Owner a "Certificate of Completion" and the Owner may then occupy the Dwelling, subject to Town of Kitty Hawk approval.

Please take the time to become familiar with these Guidelines, the Declaration and the Bylaws. If you have any questions whatsoever about any of the items mentioned herein, please contact Mr. Eric Avery at (252) 453-3600.

This is a condensation of the Declaration of Covenants, Conditions and Restrictions. Please read the document in its entirety.

**First Flight Ridge ARB Plan Submission
REQUIRED DOCUMENTS CHECKLIST**

Owner's Name: _____

Lot #: _____

Property Address: _____

Document Description

_____ Owner's and Builder's Plan Submission Sheets

_____ Application Fee

_____ Site Survey/Site Plan (Scale at 1" = 30')

_____ Construction Drawings with a stamp or seal: Scale at 1/4" = 1"
Plan views - all levels
Roof
Elevations
Details

_____ Specification Schedule

_____ Summary of Areas (by floor level)

_____ Deck/porch as a Percentage of Living Area

_____ Percentage of Lot Coverage Calculations

_____ Landscape Plan

_____ Exterior Color Plan

_____ Parking Plan

_____ Roofing Material Specifications

_____ Foundation, piling & lattice:
Materials
Exterior treatment

_____ Exterior Wall Materials

_____ Three complete copies of documents as required.

_____ Check in the amount of \$500.00 (Non- refundable) Made out to: First Flight Ridge

_____ Check in the amount of \$2,000.00 (Refundable) Made out to: First Flight Ridge Homeowner's Association

**FIRST FLIGHT RIDGE
ARCHITECTURAL STANDARDS COMMITTEE
821 OCEAN TRAIL
COROLLA, NC 27927
Phone: 252-453-3600
Fax: 252-453-3922**

OWNER'S AND BUILDER'S PLAN SUBMISSION

1. Date plans submitted: _____ Lot #: _____
2. Street address: _____
3. Owner: _____
4. Address: _____
5. Phone: (Home) _____ (Work) _____ (E-mail) _____
6. Builder: _____
7. Address: _____
8. Phone: (Work) _____ (Fax) _____ (E-mail) _____
9. Job Site Foreman: _____
10. Phone: (Work) _____ (Fax) _____ (E-mail) _____
11. Work to begin: _____
12. Work to be completed: _____

I hereby certify that the information given herewith and the attached plans, survey and color samples are a correct and accurate description of the construction planned on the above mentioned lot and that I will comply with the Committee's Procedures and Policies and will comply with them in the design and construction of this project.

Signature of Builder and/or Owner

SPECIFICATIONS

1. Height of House: _____
2. Building Setbacks: Front Yard: _____
 Rear Yard: _____
 Side Yard: _____

Side Yard: _____

3. Foundation Materials and Treatment: _____

4. Pilings and Lattice: Materials, Specifications and Exterior Treatment:

5. Exterior Wall Material: _____

6. Window, Skylights and Door: _____

7. Roof Pitch: _____

8. Greenhouses: _____

9. Decks and Exterior Stair Materials: _____

10. House numbers: Size, Type and Color: _____

11. Exterior Lighting: _____

12. Roof Material Specifications and Color: _____

CALCULATIONS

A. Deck/Porch area as a Percentage of Living Area:

1. Total square footage of decks/porches: _____

2. Total living area: _____

2. Percentage of lot coverage with impervious surfaces (including, without limitation, structures and paved surfaces such as walkways, patios and driveways):

1. Total lot area: _____ sq. Ft.

2. Lot coverage:

House and decks _____

Driveways and parking spaces _____

Pool deck _____

Walkways and patios, etc _____

Other (list) _____

Total _____

3. Percent Coverage = _____