



# Architectural Review Board

## Design Guidelines

**June 2023**

**Cades Cove Homeowner's Association, Inc.**



## Our Neighborhood

Welcome to Cades Cove – a small, charming seaport town community of cottage architecture located amidst the beauty and grace of historic Southport, North Carolina.

We think there is a big difference between a *development* and a *neighborhood* – it's called harmony. Classic coastal architecture reflects a lifestyle of days gone by. Homes blend in with their natural surroundings and their fellow homes. Homes with welcoming front porches help promote an environment of cordiality and hospitality among neighbors.

The Coastal lifestyle has been brought into the 21<sup>st</sup> Century by Cades Cove. With just about 100 homes, there is an intimacy and harmony that celebrates the values of the past while allowing our homeowners to enjoy the best in contemporary living.

This harmony has produced great pride in the neighborhood and its character. Our Design Guidelines are intended to help preserve this important character, while allowing our homeowners great creativity and expression to personalize their experience. All while staying in keeping with the spirit of the neighborhood.

Our hallmarks include vibrant colors, accent color trims, inviting front porches, screened in and enclosed decks and comfortable landscaping and lighting that highlight the individual personality of each of our homes.



## Cades Cove History and Philosophy

Cades Cove is a residential community of approximately 47 acres including an HOA-managed Downey Lake and a private pool and grill area for our residents. Our neighborhood is located less than 5 minutes from the Cape Fear riverfront.

Cades Cove was conceived and initially developed by Carolina Properties/Blake Builders. The first homes were built in 2006, using an Old Southport design aesthetic. The development was acquired by Cardinal Builders (later The Cottage Building Company) in 2010 and taken to completion with a total of 99 building lots. Design aesthetic was changed to Cottage Style.

### **About The Cades Cove Homeowner's Association**

As Cades Cove development moved toward completion, the homeowners assumed responsibility for the HOA from the developer in December 2015. Ours is a community-managed Association comprised of all neighbors, each with an equal voting share. The first five-person Board was elected that same month and began revising our governing documents to contemporary needs and wishes of our homeowners.

Pivotal to this was the creation of our first Architectural Review Board (ARB) to evaluate any subsequent original building or external remodeling / expansions by current homeowners. The ARB is accountable to our Board. Homeowners have a transparent and equitable system to submit requests and to appeal to the Board if their requests are not accepted.

### **ARB Guidelines**

These guidelines have been developed under the authority of the Cades Cove HOA Covenants, Conditions and Restrictions (CCRs). They are intended to provide guidance to residents and/or builders. The CCRs are the primary regulations governing the community. Persons reading these design guidelines are directed to read the CCRs for specific regulations and prohibitions.

### **Overall ARB Philosophy**

Residents submit requests via our [Cadescovesouthport.com](http://Cadescovesouthport.com) website. The ARB will render a ruling within 30 days, most within a week. The guiding philosophies are:

- Does the modification reflect the character of the neighborhood and respective phase?
- Will the proposed building or modifications negatively influence/interfere with their neighbors? Any complaints about noise, must comply with City of Southport noise ordinances. The Board of Directors will evaluate on a case-by-case basis.
- Does the change permit this homeowner to have a comparable experience as their fellow homeowners?



## Design Guidelines

### Home Styles

- a) Any new homes or additions must reflect the existing coastal cottage architectural style of Cades Cove and its phases as judged by the ARB.
- b) Individual home designs must not be repetitive from lot-to-lot.

### Colors

All exterior colors shall reflect traditional Southport and Cades Cove tastes. Vibrant colors and soft pastels consistent with the cottage character are recommended for exterior siding. Trim is recommended to be white or off-white accents as should gutters. Dark contrasting colors are recommended for entrance doors and shutters. Side-by-side homes must differ in color.

### Façade Treatments

- a) Symmetry is encouraged, as is consistency with existing home structures' character and spirit, while still allowing for individual creative expression.
- b) Detailing must be consistent on all elevations and structure.
- c) All facades should illustrate a clean, well-thought-out appearance.
- d) Primary exterior wall finishes shall be fiber cement, solid core siding or equal materials as approved by the ARB.
- e) Brick or stone accents allowed when appropriate.
- f) Vinyl siding on existing homes only, with ARB approval.

### Home Sizes

All homes shall range from a recommended square footage of 1,200 square feet to a maximum consistent with the homes in that particular phase of Cades Cove. This footage is exclusive of garages, terraces, decks, open porches, roof overhangs, stairs and breezeways.

### **Finished Floor Elevations and Ceiling Heights**

- a) One story, two story or one & a half story homes are required.
- b) Each residence submitted for review shall be analyzed according to the site topography and adjacent structures. Due to its architectural appropriateness, all homes shall be built on a crawl space with a minimum dimension of 32" to the bottom of the first floor.
- c) Foundation or crawl space areas will be enclosed by either a solid wall, lattice wall or other appropriate treatment.
- d) All homes shall be constructed on a crawl space or raised slab in accordance with North Carolina residential building code.
- e) All first-floor doors must be at least 80 inches in height.

### **Setback Requirements**

- a) No building shall be located on any Lot nearer to the front line than ten (10) feet or nearer to the rear line than twenty (20) feet, or nearer to the side street than ten (10) feet in the case of a corner Lot, or ten (10) feet from a side Lot line.
- b) The ARB may, for good cause, waive a violation of the setback requirements provided for herein, so long as, it does not violate local government zoning regulations. This waiver shall be in writing and recorded in the Brunswick County Registry.

### **Roof**

- a) The pitch of the main structure should not be less than 7/12. Pitches for porches, breezeways and other secondary structures could be less.
- b) No mansard or gambrel roofs will be allowed.
- c) Irregularly pitched roof styles will not be allowed.
- d) All roof penetrations must be compatible with the roof color and approved by the ARB prior to installation.
- e) Any roof penetrations which are visible from the street must be approved by the ARB in writing prior to installation.
- f) Metal roofs and architectural shingles are encouraged.
- g) All roofing material (new construction or renovation) must be reviewed and approved in writing prior to installation.
- h) No rooftop sun porches or decks are permitted.
- i) Solar panels require ARB approval and may not be placed on a front elevation to the degree possible.

### **Chimney**

- a) Chimney location and masonry should be in keeping with the Cades Cove character.
- b) The ARB must approve all chimney designs.
- c) No exposed metal fireboxes are permitted.

### **Garages**

- a) For new construction, a two-car garage is mandatory with the flexibility of a third bay for use as a studio, workshop, home office, golf cart or boat storage and the like.
- b) All doors should be compatible and consistent with the existing neighborhood character.
- c) Carports are not allowed.
- d) When garages are detached from houses, they shall maintain the architectural style of the house.

### **House Identification**

- a) All homes will utilize central mail kiosks, not individual mailboxes, unless ARB-approved for special needs circumstances (such as ADA-compliance).
- b) Every house will have a number identification located on the front elevation of the home so emergency vehicles can readily identify the location of every house in Cades Cove.
- c) The location and size of the numbers will be uniform and at the discretion of the ARB.

### **Doors**

- a) Exterior doors should be consistent with the architectural character of Cades Cove.
- b) Exterior sliding doors are not permitted, except on rear elevations - not visible from the street.
- c) Leaded glass may be allowed when glass is clear or colored and approved by the ARB.
- d) Front doors may only have full view storm / screen doors. Any exceptions require ARB approval. Acceptable illustrations are provided below.



### Windows/Skylights

- a) Window design must be consistent with the character of the neighborhood.
- b) Storm windows are not permitted.
- c) Glass block may be utilized on a selective basis (shower or bath privacy) but not on the front elevation. Any other use requires ARB approval.
- d) Skylights, solar tubes and/or roof windows will not be allowed on the primary elevation(s) of the home unless they are not visible from the roadside. These roof elevations will only be permitted on a secondary elevation if they properly align and complement the home elevation.
- e) Dormer windows are the preferred alternative to skylights. Dormers must also maintain an alignment balance with the home elevation.

### Porticos/Entryways

- a) Porticos should be integral with the design and include columns and handrails compatible with the character of the home and Cades Cove architecture.
- b) When covered screen verandas are desired, they should be designed to appear as an open porch that has been screened at a later date. This includes the use of columns and handrails much like those that would be used for an open porch with screen inserts. Front porch conversions should maintain the original character of the property and be approved by the ARB.

### **Decks, Porches and Pergolas**

- a) Porches and their detailing for new construction must be architecturally compatible with the home and consistent with the aesthetic of existing homes in Cades Cove and its respective phases.
- b) All wood rails and underpinning shall be painted to match the trim of the house. All front porch railing conversions to vinyl rails should retain the character of the original railing and require ARB approval.
- c) Views to the underside of decks and porches must be screened with lattice material consistent with established norms of Cades Cove.
- d) Privacy screens may only be used at the rear of the property. They may be added to the top rail of the deck and may not exceed 7 feet from the floor of the deck. Front porch shades are only permitted for sunscreen purposes.
- e) Pergolas must match the trim or be stained with one of the approved fence stains. The ARB realizes there are too many lot shapes and sizes to have a One Size Fits All design standard. **All pergolas must be at back or side of the property.** Any suggested privacy screen or pergola will be evaluated by the ARB on a case-by-case basis.
- f) Porches styles must vary on adjacent homes. Decking replacement from wood to composite decking requires ARB approval for color.

### **Cornices and Exterior Trim**

The use of crown molding and detailing at cornices, as well as authentic detailing around window and door openings and at exterior porch railings and decks, will be an important part of an overall appearance of quality appropriate to Cades Cove. Such detailing must be consistent on all elevations. All detailing must be approved by the ARB.

### **Awnings and Shutters**

- a) Awnings and canopies shall not be permitted or affixed to the exterior of the residence without the prior approval of the ARB.
- b) Enclosed and permanent hurricane storm shutters shall not be installed on the exterior of the residence.
- c) Exterior shutters, when used, should be an integral architectural feature. When wood shutters are used, they must have hinge and holdbacks.
- d) All shutters consisting of materials other than wood must be reviewed by the ARB.



### **Building Materials**

Building materials shall be of comparable quality to those used in existing Cades Cove homes. Materials shall be utilized and applied consistently on all sides of the buildings and in a manner consistent with the manufacturer's instructions and good building practice.

### **Outbuildings**

- a) No home site shall have outbuildings other than a detached garage (considered to be an outbuilding for purposes of this restriction) unless reviewed and approved by the ARB.
- b) Building materials and architecture used on any outbuilding should reflect those of the main house.
- c) Storage of bicycles, golf carts, etc. should always be in an enclosed area.
- d) Outdoor showers shall be located at the back of the property and styled consist with the characteristics of the house. Outdoor shower additions require ARB Approval.

### **Fences**

- a) All fencing must be approved by the ARB, including stain colors.
- b) There are two main preferred choices for fence styles:
  - a. Dog-eared six-foot wood privacy fences
  - b. Wrought iron (or aluminum that resembles wrought iron). Preferred size is 4 foot high, but 6 foot may be acceptable depending on the lot. This fence style must be black.
- c) The ARB will consider on a selective basis, the use of high quality, white vinyl fencing. Acceptance of this choice will depend on the location and visibility of the fence and lot, but this is not a preferred or primary recommended choice. Example shown below:



- d) All fencing must be kept in good condition via frequent use of clear natural wood preservatives and light stains (light oak, walnut, cedar or the like) as shown below:

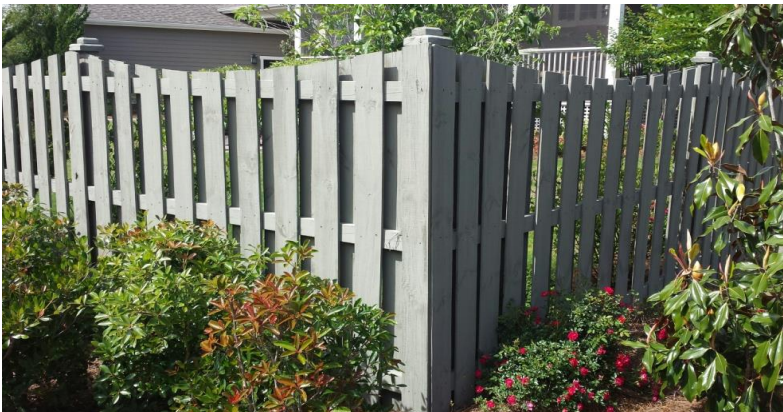


Light oak, used at 440 Lord Charles



Light walnut, used at 828 Cades Trail

or gray, shown below.



Gray as used at 418 Lord Charles.

The dark brown color used by Cardinal Builders (shown below), is no longer an approved color. Residents who have this color will be grandfathered in as per the 2017 policy change and may continue to use dark brown to refresh the stain as needed.



All fence stain colors must be approved by the ARB in advance.

Fences should be stained within the first 12-24 months and usually every two years thereafter as needed.

- e) Chain link fencing shall not be permitted.
- f) White picket fences are relegated to Phase I, Section 1 in homes originally built by Blake Builders, or as allowed by the Board of Directors.
- g) Fences are relegated to the back yard and must be approved by the ARB.

### Utilities

- a) **Heating:** Electric heat pumps and gas packs for heating and air conditioning are commonly used in this climate. Units should be located in inconspicuous places on the side or back of the house.
- b) **Electric for Telephone and Cable TV:** All of these utilities are served underground to the individual home sites and shall be taken to the house and any outbuildings as required, underground.
- c) **Generators:** Any external permanent back-up generators must be placed in inconspicuous places on the side and back of the house and screened by landscaping to the degree possible and require ARB approval

- d) **Antennae:** Any antennae or other structure designed for media reception or other purposes must be less than one (1) meter in size and situated on the least street-visible location as possible while not interfering with reception. Homeowners are encouraged to examine in-home antennae solutions and can consult with the ARB on the most contemporary solutions available.
- e) **Split Units:** Split (Heating/Cooling Units) are allowed on porch conversions. Split Unit should be located on back-alley side of home and require ARB approval.
- f) **Solar Panels:** Panels are permitted by law. Ideally, they should not be visible from the front property lines of the single-family dwelling to the degree possible. In the case of a corner lot, solar panels or solar tubes shall not be visible from the side yard street as well, unless approved by the ARB, optimally should not be viewed from the street, as long as they do not hinder performance of the panel. Solar panels require ARB approval.

### **Landscaping**

- a) Landscaping at the rear of the property is discretion of the homeowner. Any structural (such as walls, walkways) landscaping to front properties must be approved by ARB. Front plantings should be tasteful and non-cluttered. Any exceptions should be reviewed by the ARB.
- b) Landscape lighting plans require ARB approval.

### **Getting Started**

To initiate a project be it new construction or renovation, residents and builders are encouraged to read these Design Guidelines and actively consult the Cades Cove CCRs. They are encouraged to reach out to the ARB via the Cades Cove website for further guidance or clarification. We look forward to working with you to help you best manage and implement your building, modifications and renovations.

Contact information for the current members of the Architectural Review Board is posted on the [cadescovesouthport.com](http://cadescovesouthport.com) website.

To submit an ARB change request click on the button under “Request Forms” on the landing page of the Residents section of the website. If you have a question whether something requires ARB review and approval, consult the ARB section under “Board & Committees”.

**Original approval: August 2019**

**Previous edit: 12/6/22**

**June 2023: ARB Comprehensive Review, Kevin Wall/David Loving, Chairs; Board approved - 6/19/23**