

**ARCHITECTURAL GUIDELINES FOR SINGLE FAMILY HOMESITES**  
**Sunrise Crossing Property Owners Association, Inc.**

It is the intent of these Guidelines to help in the planning, construction and maintenance of your home in Sunrise Crossing.

**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 Architecture 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 old Shingle Houses from early 1900's are of interest as well.

The Sunrise Crossing Property Owners' Association, Inc., (the "Association") has appointed an Architectural Standards Committee (the "Committee"), empowered by Article VI of the Declaration of Covenants, Conditions and Restrictions, to review all construction, reconstruction/modification, renovations and/or landscape plans. The Developer, LGI Land NC, LLC will retain full control of the Committee until the Developer has sold 80% (eighty percent) of the lots in the subdivision. Once 80% (eighty percent) of the lots have been sold, control of the Committee will pass to the Property Owners Association. At that time the Association will elect 3 committee members to oversee the approval of plans and adherence of the Architectural Control Guidelines with the assistance of the Property Management Company.

Certain requirements are to be met prior to construction within Sunrise Crossing. *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 Sunrise Crossing's standards of architectural excellence in exterior materials and design.

To the greatest extent possible, we shall strive to preserve the natural characteristics of the land 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 end. Cedar shake, often mixed with fish scale or triangular shakes for accent, as well as board-and-batten. Dimple drop-down window shutters.

- **Low Country:** Usually incorporate walk-out basement, where the kitchen and dining area historically would have been housed. Full covered porches across the front a rear of the houses 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 Sunrise Crossing 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.

**Driveway:** Driveways must be made of asphalt or concrete and must meet Dare County zoning requirements and location must be approved by the Committee. Certain Homesites may require additional surface depending on vertical slope.

**Entry:** Entry from driveway and garage or carport required. Under-roof main entry portico of proper scale. 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.

**Exterior Trim:** Cedar trim to be supreme clear grade or Hardi-plank siding trim. All exposed finished, including pressure-or salt-treated wood, to be painted as part of the house schedule, except for stair treads and decking. Piling 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.

**Exterior Wall Covering:** Natural wood materials are encouraged. Preservative stains in clear or subtle earth-tones shades are required. Cedar shakes and Hardi-plank are the preferred siding material. Vinyl siding and vinyl railings are prohibited.

**Fencing:** Fence height shall not exceed six feet and should be non-privacy in nature. Fencing should be constructed of wrought iron or wood rail. Vinyl fencing is prohibited.

**Guest House:** Guest houses must be a minimum of 500 square feet and no more than half the size of the main dwelling. Guest houses must be constructed of like material to the main dwelling and match the exterior style of the main dwelling.

**Landscaping:** Stabilization of the soil is our highest priority. Use of “Outer Banks Bland” is recommended. Natural plant material to be disturbed as little s possible and restored if disturbed. A landscaping plan, using native plant material and other proven salt-tolerant decorative species is required. Planted berm with **irrigation system required**. Low-cost “drip” system on timers will be considered. **Landscaping plan must be submitted for approval prior to the start if clearing Homesite.**

**Licensed General Contractor:** All construction must be pursuant to a written contract with a licensed North Carolina general contractor.

**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. Use fixtures that will not discolor from weather.

**Modular Homes:** Modular homes or similar pre-fabricated construction shall not be allowed.

**Painting (Required):** All exterior railing, lattice, deck bands, columns and pilings must be painted a color approved by the Committee. Vinyl siding and vinyl railings are prohibited.

**Patios, Terraces, Pool Decks and Other Ground Level Decking:** Only in-ground pools are allowed in Sunrise Crossing. 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. Pool equipment must be enclosed.

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

**Propane Tanks:** Propane tanks must be screened from sight of neighbors and street.

**Renovation/Reconstruction/Modification:** The Committee, empowered by Article VI of the Declaration of Covenants, Conditions and Restrictions, will also review and approve all reconstruction, modification or renovations to the dwellings on the property. This includes, but not limited to painting, re-roofing, replacing windows, doors, or changing landscaping.

**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 or composite materials and painted 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 color. Roof stacks, skylights, plumbing vents and solar panels to be placed on rear slopes and painted black or color of shingles.**

**Satellite Dish/Antenna:** Satellite dishes and/or Antennae must be placed on the side or rear of the main dwelling. See also Section 7.04 of the Declaration of Covenants, Conditions and Restrictions for Sunrise Crossing.

**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 lot.

**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 allowed for exterior walls or roof sheathing. Vinyl siding and vinyl railings are prohibited.

**Windows:** Wood frame, vinyl-clad windows. White finish preferred. Baked-on finishes or extruded aluminum by Anderson, 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.**

**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 Sunrise Crossing Architectural Standards Committee Guidelines and the Declaration of Covenants, Conditions and Restrictions for Sunrise Crossing.
2. Compliance with all laws, codes, and local ordinances.
3. Soils and erosion plan will be required for determination of environmental restrictions, topography, drainage, grading and surface disturbances requirements and all surface and subsurface soil conditions and determination of compliance with Storm water subdivision Requirements.
4. Compliance with Dune Management Plan.
5. 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.
6. Determination of accuracy of all stakeouts and surveys.
7. Contracting with an approved architect and general contractor as provided in Section 6.02 of the Declaration of Covenants, Conditions and Restrictions for Sunrise Crossing.

**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 his 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:

Sunrise Crossing Property Owners Association  
c/o Cape Management  
1410 S. Virginia Dare Trail  
Kill Devil Hills, NC.

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, contact Cape Management at (252) 480-2700.

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 From 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 as at minimum:
  - ¼" scale foundation plan and section, with full framing detail
  - ¼' scale floor plans of all interior & exterior areas
  - ¼" 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 structure 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 six feet and should be non-privacy in nature. Fences should be constructed of wrought iron or wood rail.

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 a Certificate of Completion, the Owner/Agent shall send a request for site inspection and if approved, deposit will be returned within 30 days.

**Approval of Plans:** The ASC shall have a period of thirty days to review plans after a complete submittal has been received by the ASC pursuant to Section 6.11 of the Declaration of Covenants, Conditions and Restrictions of Sunrise Crossing.

**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 application 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 supercede or substitute for the recorded Declaration.) A complete copy of the Declaration and the Bylaws may be obtained by Sunrise Crossing Property Owners Association, LLC.

1. **Declarant:** The owner of the real property: Sunrise Crossing Property Owners Association, LLC.
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 Sunrise Crossing 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. No rentals of property shall be permitted for periods less than 30 days.

4. **Architectural Control:** The Declarant or the designated Architectural Standards Committee shall approve any and all plans for dwellings.
5. **Specifications:**
  - a. Maximum building height per Dare County 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 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. Excavation/Vegetation – Trees measuring five 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 Standards Committee, unless located within the dwelling footprint, within 10 feet of a dwelling, or in the path of a driveway or walkway. Any trees of a size more than 5 inches in diameter located outside the footprint of the proposed Dwelling Unit must be marked for ACC inspection and the Owner must have written approval from the Acc prior to any removal.
  - e. Certificate of Completion – Prior to occupancy of any Dwelling Unit, the Owner must first notify the Architectural Standards 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 Dare County approval.

Please take the time to become familiar with these Guidelines, the Declaration and the Bylaws. If you have any questions about any of the items mentioned herein, please contact the Property Management Company, Cape Management at (252) 480-2700.