



EAGLE'S WATCH ARCHITECTURAL GUIDELINES

April 1, 2013 EDITION

The following are the architectural and design criteria established by the Eagle's Watch Architectural Review Committee (ARC) on behalf of the Eagle's Watch Homeowners Association, Inc. (HOA) and, in accordance with the recorded "Declaration of Covenants, Conditions and Restrictions of the Eagle's Watch Subdivision" (CC&Rs).

TABLE OF CONTENTS

Article 1 Purpose and Intent

- 1.1 Purpose
- 1.2 Intent

Article 2 Applicability

- 2.1 Applicability
- 2.2 Authority
- 2.3 Government Permits
- 2.4 Responsibility For Compliance
- 2.5 Amendments

Article 3 Review Procedures and Fees

- 3.1 Procedures
- 3.2 Architectural Review Fee
- 3.3 Conceptual Review Submittal
- 3.4 ARC Review Submittal
- 3.5 Addition & Modification Submittal
- 3.6 Compliance Security Deposit
- 3.7 Construction Bond
- 3.8 Road Impact Fee
- 3.9 Review Period
- 3.10 Submittals Retained
- 3.11 Variances
- 3.12 Implementation of Approved Plans
- 3.13 On-Site Reviews
- 3.14 Implementation of Approved Stake-Offs and Clearing
- 3.15 Time to Complete
- 3.16 Approval & Changes After Approval

Article 4 Builder Qualifications & Requirements

- 4.1 Purpose
- 4.2 Procedure

Article 5 Construction Site Requirements

- 5.1 Setbacks, Build To line, Built Upon Area & Impervious Area Measurements and Calculations
- 5.2 Wetland & Buffer Regulation Compliance
- 5.3 Construction Fencing
- 5.4 Sewer & Water Caps
- 5.5 Construction Entrance & Parking
- 5.6 Material Storage
- 5.7 Vegetation Protection
- 5.8 Dumpster
- 5.9 Toilet Facilities

- 5.7 Fires & Blasting
- 5.8 Drainage
- 5.9 Street Cleaning
- 5.10 Construction Noise
- 5.11 Construction Signage
- 5.12 Construction Hours
- 5.13 Contractor Gate Access
- 5.14 Common Areas
- 5.15 Private Property

Article 6 Building Requirements

- 6.1 Purpose
- 6.2 Minimum Area Requirements
- 6.3 Foundations
- 6.4 Maximum Height
- 6.5 Exterior Wall Treatments
- 6.6 Exterior Colors
- 6.7 Roofing
- 6.8 Roof Accessories & Equipment
- 6.9 Screen Porches & Other Enclosures
- 6.10 Vents
- 6.11 HVAC Units
- 6.12 Awnings & Overhangs
- 6.13 Bathroom Windows
- 6.14 Garages
- 6.15 Prohibited Vinyl Products
- 6.16 Shutters

Article 7 Landscape Design

- 7.1 Purpose
- 7.2 General Requirements
- 7.3 Fencing
- 7.4 Landscape & Screening Walls
- 7.5 Patios, Decks, Outdoor Fireplaces & Outdoor Kitchens

Article 8 General Home Site Requirements

- 8.1 Mailbox
- 8.2 Driveways/Walkways
- 8.3 Exterior Lighting
- 8.4 Flags and Flagpoles
- 8.5 Fountains
- 8.6 Hot Tubs & Saunas
- 8.7 Pools
- 8.8 Ornaments & Statues
- 8.9 Antennae & Satellite Dishes
- 8.10 Exterior Wires & Cables

Article 8 General Home Site Requirements Cont.

- 8.11 Propane Tanks
- 8.12 Garbage Containers
- 8.13 Accessory Buildings
- 8.14 Recreational Equipment
- 8.15 Recreational Vehicles
- 8.16 Clotheslines
- 8.17 Signs
- 8.18 Street Cleaning
- 8.19 Parking
- 8.20 Homeowner Gate Access & Etiquette

Article 9 Violation Notification & Fines

- 9.1 Purpose
- 9.2 Fines for Violations

Article 10 Community Observances

- 10.1 Speed Limits
- 10.2 Operation of Recreational Vehicles on Eagle's Watch Roadways
- 10.3 Firearm Discharge
- 10.4 Access to Eagle Protection Area

Appendices

- Eagle's Watch Conceptual ARC Submittal
- Eagle's Watch ARC Submittal
- Eagle's Watch Modification & Addition Submittal
- General Contractor Agreement
- Property Owner Gate Access Request
- Vendor & Contractor Gate Access Request

ARTICLE 1 - STATEMENT OF PURPOSE & INTENT:

1.1 Purpose:

These Eagle's Watch Architectural Guidelines (Guidelines) provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These Guidelines have been developed to provide direction for the planning, designing, constructing, landscaping, and modifying of all residences, buildings, and structures or improvements within the Eagle's Watch community. The Guidelines set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, lighting and other structures. In addition, the Guidelines establish a process for review of all proposed construction and modifications to residences, buildings, and structures to ensure that all home sites within Eagle's Watch are developed with consistency and quality.

1.2 Intent:

It is the intention of the ARC that all structures and other improvements within the community be of the highest design quality and be planned and sited to be aesthetically and architecturally harmonious with one another and with the natural features of the land. The ARC is particularly concerned that the community have a consistent streetscape and quality of design (facade, materials, etc.).

ARTICLE 2 – APPLICABILITY, AUTHORITY & AMENDMENTS:

2.1 Applicability:

The Guidelines shall govern all residences, buildings, and all other structures and improvements within the Eagle's Watch properties, which are or may be subject to the CC&Rs.

2.2 Authority:

The Eagle's Watch Architectural Review Committee (ARC) has jurisdiction over all matters relating to construction, architecture and landscaping of new construction and modifications of the Properties as set forth in the CC&Rs. While the Guidelines are intended to provide a framework for construction and modifications, they are not all-inclusive. In its review process, the ARC may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. The ARC reserves the right to reject any submittal, and may disapprove plans, specifications or other materials, for any reason, including purely aesthetic reasons, which in the sole discretion of the ARC shall be deemed sufficient.

2.3 Governmental Permits:

To the extent that the North Carolina State Building Code, Pender County Ordinances, or any other government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Guidelines or the CC&Rs, the government standards shall prevail. To the extent that any government standard is less restrictive, the CC&Rs, the Guidelines (in that order) shall prevail.

2.4 Responsibility For Compliance:

It is the responsibility of the Owner and Builder to ensure that all Applications for Architectural Review and subsequent construction are in accordance with the applicable zoning requirements, building code requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions. The ARC does not review submittals for compliance with such requirements. Approval of plans and specifications by the ARC shall not be deemed or construed to mean that improvements constructed in accordance with such plans will comply with applicable zoning requirements, building code requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions, as to the structural soundness, quality, durability, suitability, fitness or proper functioning of such improvements; and any responsibility or liability therefor is hereby disclaimed. IF ADDITIONAL CLARIFICATIONS OF THIS DISCLAIMER ARE NEEDED, PLEASE REQUEST THAT FROM THE EAGLE'S WATCH HOA.

Owners and Builders are further responsible for ensuring compliance with all standards and procedures within these Guidelines. Owners are also governed by the requirements and restrictions set forth in the CC&Rs, any applicable Supplemental CC&Rs, and any other applicable architectural and landscape guidelines that address restricted and prohibited conduct and activities within the community. Builders and Owners will be held responsible for violations caused by subcontractors and employees of the Builder or Owner. Violations not remedied may result in reductions to the Compliance Security Deposit.

- 2.5 **Amendments:** The Eagle's Watch ARC may from time to time recommend a revision to enhance the guidelines as the community evolves. All revisions must have HOA Board approval.

ARTICLE 3 –REVIEW PROCEDURES AND FEES:

3.1 Procedures:

- Prior to making a formal submittal for any new construction, an owner may wish to obtain an opinion as whether or not their proposed home will be accepted under the current Guidelines. The ARC will perform a concept review. This conceptual review may be requested at any time including prior to the purchase of property in Eagle's Watch. The submittals as described in Article 3.3 should be sent by e-mail to the Eagle's Watch ARC at eagleswatcharc@gmail.com. Expect up to fifteen days for a response.
- To begin the formal review process, review the guidelines carefully and note that by signing the required submittal forms, you agree to conform to these guidelines. Mail, FedEx or hand deliver all required information and fees as noted in Article 3.4 to the property management company listed on the submittal form. **Please Note:** Applicants shall be subject to an additional \$500.00 fine for commencing any construction activities prior to the written approval of the Architectural Review Submittal and of the Pre-Construction Site Visit by the ARC. An additional \$150.00 shall be assessed for each subsequent day in which construction activities occur prior to ARC approval.
- Any modification, renovation, or addition to existing structures or property within Eagle's Watch must receive written approval from the ARC. Examples of additions and modifications that will require approval include, but are not limited to: exterior color scheme changes significant landscape alterations, exterior home modifications, tree removal, garage, outbuildings and sheds, decks, pools, hot tubs, dormers, fences, driveway extensions, docks, gazebos, play equipment, dog houses, irrigations wells and well houses, etc. Mail, FedEx or hand deliver all required information and fees as noted in Article 3.5 to the property management company listed on the submittal form.

NOTE: Please read these documents carefully and include all requested information. Incomplete submittals may be rejected without further comment.

3.2 Architectural Review Fee:

- There is no fee for a conceptual review.
- A review fee of \$500.00 made payable to the Eagle's Watch Homeowner's Association is required. This fee entitles the lot Owner one in house review of the submittal package as described in Article 3.4, one pre-construction site review and one site review at completion, as well as, on-site reviews deemed necessary by the ARC to observe compliance.
- For additions or renovations to existing homes estimated at less than \$10,000.00, the review fee shall be 3% of the total renovation cost. Additions and renovations exceeding \$10,000.00 will require a \$500.00 review fee. All addition and renovation review fees include one site review at the final completion. For scheduling purposes, allow 45 days for an ARC review.

3.3 Conceptual Review Submittal:

- A. Completed and Signed **"Eagle's Watch Conceptual Review Submittal"** (See Appendices).
- B. Elevation drawings or photographs illustration the overall style of the proposed home.

3.4 ARC Review Submittal:

- A. Completed and Signed **"Eagle's Watch ARC Submittal"** (See Appendices).
- B. Completed and Signed **"Eagle's Watch General Contractor Agreement"** (See Appendices).
- C. Main Dwelling **Architectural Review Fee** \$500.00
- D. Main Dwelling Refundable **Compliance Security Deposit** \$1,250.00
- E. Main Dwelling **Road Impact Fee** \$1,250.00
- F. **Irrigation Well Siting and Master Plan Fee** \$300.00
- G. **Mailbox Fee** \$250.00
- H. Proof of **General Liability Insurance**.
- I. Copy of the **General Contractor's License**.
- J. Full hardcopy set of **Construction Documents** (Minimum sheet size 24"x36") to include:
 - **Floor plans:** Indicate all rooms and sizes, as well as, square footage of the total enclosed living area.
 - **Roof plan:** Indicate slopes, pitches, hips and gables.
 - **Elevations:** Provide front, rear, and side elevations showing accurate building materials and finishes. Indicate maximum height of the principal structure and anticipated finished grades.
- K. Professionally prepared **Site Plan**. The scaled survey drawing should show the following:
 - Lot number and lot street address, or street name if no number has been assigned
 - Name of legal owners
 - Boundary/property lines
 - Setbacks
 - Adjacent amenity features, roads, lakes, sidewalks, etc. (where applicable)
 - Easements within the boundary
 - Identify where applicable, designated wetland areas
 - Polar orientation (North arrow)

- The position of the proposed home and all improvements
 - Total impervious space
 - Location of all proposed improvements to the property of any nature, including the main residence, driveways, walks, pools, patios, fireplaces, landscape walls, outbuildings, buried tanks or equipment, etc.
- L. Detailed **Landscape Plan** showing the location, size, species, and quantity of landscape vegetation, as well as, any other landscape details. The ARC recognizes the possibility of change therefore any deviations to the previous plan submitted would require ARC approval.
- M. Actual **Samples** of all exterior materials and finishes, including paint colors, siding materials, roofing, shutters, chimneys, doors, and other details affecting the exterior appearance.
- N. **Photographs** in digital format documenting the existing conditions of the lot prior to clearing/construction. Photos shall be provided showing the following:
- Road surface, road shoulder, and drainage ditch along the entire portion of the lot abutting the street. These photos may be necessary to confirm that road or curb damage existed prior to construction.
 - The entire width of the lot and its trees/vegetation as viewed from the street and as viewed from the approximate center of the lot facing the rear of the lot.
- O. **Other data:** The ARC reserves the right to require the submittal of other information, data, drawings and samples as deemed necessary.

3.5 Addition & Modification Review Submittal

- A. Completed and Signed **“Eagle’s Watch Addition & Modification Review Submittal”** (See Appendices).
- B. Completed and Signed **“Eagle’s Watch General Contractor Agreement”** (See Appendices) if applicable.
- C. Applicable **Architectural Review Fee**
- D. Applicable **Construction Bond**.
- E. Applicable **Construction Documents**.
- F. Applicable detailed **Landscape Plans**.
- G. Applicable **Photographs** illustration the addition or modification.
- H. Applicable samples of **Materials** being proposed.
- I. **Other data:** The ARC reserves the right to require the submittal of other information, data, drawings and samples as deemed necessary.

3.6 Compliance Security Deposit (CSD):

A \$1,250 security deposit for new home construction is required. Payment (checks payable to Eagle’s Watch Homeowners Association, Inc.) must be submitted with the **“Eagle’s Watch ARC Submittal”**. Either the Owner or the Contractor may provide the deposit. The deposit is intended to protect the Homeowners Association from costs resulting from careless and/or negligent construction practices by the Contractor or Owner. If the total charges against the CSD shall exceed the initial \$1,250 deposit, an additional \$1,250 deposit must be submitted within 7 days of written notification or construction must cease and the contractor’s gate access codes will be suspended. The security deposit is refundable upon completion of home construction less any fines charged against the deposit.

- A. **Construction activities that may reduce Compliance Security Deposit refund:**
Any and all costs incurred by the HOA to remedy violations that occur during construction activities may reduce the amount of deposit refund. Examples include HOA expenditures to

reseed, clean up, etc. the road rights-of-way, to repair road pavement, road shoulders and drainage swales near and in front of the subject lot, to perform maintenance on utility services and irrigation systems damaged by construction activities, to repair silt fences, to correct deficiencies caused by non-compliance with these Guidelines, to secure the home or the site during construction, to place a fine or lien on the home, or to supplement an incomplete landscape plan.

B. Contractor right to make repairs:

Before the HOA begins a repair that reduces a refund, the Contractor or Owner will receive one notification letter stating the specific violation that must be corrected and the timetable permitted for the correction. Where damaged areas are fully restored to the pre-construction condition by the Contractor or Owner within the prescribed time period, as determined by the HOA in its sole discretion, no reduction will be made to the deposit for that violation. An onsite inspection by the Eagle's Watch HOA will be required to authenticate quality of the repair.

C. Time limit on request for return of Compliance Security Deposit:

Following the ARC approval of the final on-site review, the Compliance Security Deposit (CSD) will be returned.

D. Approval of final amount of refund:

The ARC will determine the final amount of the deposit refund at a regularly scheduled meeting once the final onsite visit, as described in Article 3.13, has occurred. If there is a dispute on the final amount of refund determined, Owners and/or Contractors may file an appeal to the Eagle's Watch HOA and/or Judicatory Panel.

3.7 Construction Bond:

- A. For additions or renovation projects exceeding \$10,000 in value, a non-refundable \$500.00 Construction Bond will be required in lieu of a Compliance Security Deposit.
- B. The construction of any Boardwalk, Dock, Pier or Viewing Area will require a Non-Refundable Construction Bond of \$500.00.

3.8 Road Impact Fee (RIF):

A \$1250 non-refundable Road Impact Fee is required for all new home construction. This fee may also be necessary for lesser projects if the Eagle's Watch ARC so determines.

3.9 Review Period:

Properly completed submittals accompanied with all fees, deposits, and dues will be reviewed and approval notices will be issued within 45 calendar days of receipt of the complete submittal package to the ARC. The approval will give the status of the submittal as follows:

- "Approved" – The entire submittal is approved as submitted.
- "Approved With Conditions" – The submittal is not approved as submitted, but approved with the ARC's suggestions for curing objectionable features or segments noted. The Applicant must correct the plan's objectionable features or segments, and the Applicant may be required to resubmit in order to receive approval prior to commencing the construction or alteration.
- "Not Approved" – The submittal is rejected. The ARC may provide comments, but is not required to do so. Comments shall not be construed to be the sole reasons for rejection.

3.10 Submittals Retained:

All approved submittal items are retained by the HOA for record purposes. Owners are fully responsible for maintaining their own record copies and approval letters.

3.11 Variances:

Variances may be granted in some extenuating circumstances including, but not limited to, odd shaped lots or parcels, topography, natural obstructions, hardship, or environmental considerations. All variance requests must be submitted in writing to the ARC and as part of the ARC review submittal and will then be presented to the HOA Board for final approval. The applicant must state the reason for the request, and propose mitigation of the variance. The HOA shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the CC&Rs or governmental regulations. **No variance shall be effective unless acknowledged and approved in writing by the HOA Board.**

NOTE: The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of governmental authorities. It is the responsibility of Owner/Builder to obtain all necessary permits and approvals.

3.12 Implementation of Approved Plans:

All work must conform to approved plans. If it is determined by the ARC or the HOA that work completed or in progress on any site/parcel is not in compliance with these Guidelines or any approval issued by the ARC, the ARC shall notify the Owner and Builder in writing of such noncompliance, specifying in reasonable detail the particulars of noncompliance, and shall require the Owner and/or Builder to remedy the same. If the Owner and/or Builder fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be in violation of the CC&Rs and these Guidelines.

3.13 On-Site Reviews:

Each lot Owner is required to email (eagleswatchARC@gmail.com) for two separate reviews from the ARC during the construction of the home.

- **Pre-Construction:** Prior to commencement of clearing, grading or construction the Owner shall clearly mark all areas to be cleared by flagging all trees to be removed and stake-off the location of the home, driveway, irrigation well, primary septic field, and reserve field. The Owner shall email the ARC to schedule the inspection/approval of the stake-off and markings as described above. Allow a minimum of ten (10) business days notice.
- **Construction Completion:** Once the home is complete and landscaping is installed, the lot Owner shall notify the ARC for a final site visit. Allow a minimum of ten (10) business days notice.

In addition to the above mentioned site visits, the ARC has the right to periodically conduct site visits during construction to insure compliance with all submittals, setbacks, etc.

3.14 Implementation of Approved Stake-Offs and Clearing:

All clearing and structure location must conform to the approved staking at the Pre Construction

Site Visit. The ARC has the right to verify that no additional trees have been removed and verify that the structure is located in the exact location represented during the ARC site visit. If the structure has been relocated without the written approval of the ARC, then the Owner will be directed to stop work, remove all incorrectly located work and build the structure as approved, solely at his/her expense.

3.15 Time to Complete:

Construction must begin within 12 months of approval for new construction as well as modifications and additions or forfeit all approvals. An additional \$500.00 ARC fee will be required for any resubmittal due to forfeiture, however road impact fees will be refunded in the event of a forfeiture.

Any new construction shall be completed within twelve months of its commencement. The Applicant may request an extension of such maximum time period not less than thirty days prior to the expiration of the maximum time period, which the ARC may approve or disapprove, in its sole discretion.

Modifications and additions must be scheduled and completed in a time period agreed upon by the ARC.

If construction is not completed on a project within the period set forth in the approval or within one year for new construction, or within any extension approved by the ARC, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the CC&Rs and these Guidelines. At such point, the ARC will notify the HOA Board, which may take further legal action. (See CC&R's, Article VII, Section 2, Item C, Page 21)

It is best for any exterior construction to be conducted during the bald eagle's non-nesting season, which is anticipated to begin on approximately May 15th and end on November 1. As the Courtship Period is the most important time period for eagle preservation, all efforts should be made to avoid exterior work during this time frame. Biologists expect the Courtship Period to begin in November and end on January 1st. To the extent that exterior work is contemplated, then a schedule and description of such work should be supplied to the ARC for approval. During the Incubation Stage, which is expected to begin on January 1st and end February 12th, dump truck, large cranes and large earth moving equipment use must be avoided, if possible. Again, if any of these prohibited actions must be undertaken, they must first be scheduled and approved by the ARC.

3.16 Approval & Changes After Approval:

Written approval of home construction plans is required prior to commencement of any clearing, grading or construction. HOA dues must be current and all other fees must be paid before submittals will be considered by the ARC. Where more than one lot is controlled by a single entity, approvals to commence construction will not be granted when outstanding compliance issues exist from previously approved submittals.

All proposed changes to structures, including changes that affect the exterior of any building, colors, windows, doors, grading, paving, utilities, landscaping, or signage, made after the final approval of plans must be submitted to and approved in writing by the ARC prior to implementation. Close cooperation and coordination between the Applicant and the ARC will ensure that changes are approved in a timely manner. If Pender County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARC, the Applicant

must notify the ARC of such changes and receive approval from the ARC prior to implementing such changes.

ARTICLE 4 – Builder Qualifications:

4.1 Purpose:

Builders are a crucial element in the integrity of the subdivision, and, therefore, fall within the scope of regulation by the ARC. Builders must remain in good standing with the ARC, including but not limited to retaining insurance and demonstrating good site management. The ARC may deny any ARC Submittal that names a builder that is not in good standing as the General Contractor.

With regard to all activities conducted under this Agreement, all builders shall carry public liability insurance in a solvent insurance company licensed to do business in the State of North Carolina. The limits of public liability (including products and completed operations liability) shall not be less than \$1,000,000.00 per occurrence, combined single limit for bodily injury and property damage subject to an annual aggregate of \$1,000,000.00 applicable to products and completed operations liability. All builders will cause the Eagle’s Watch Home Owners Association, its Board of Directors and its representatives as additional insured agents on such liability insurance.

During the term of this Agreement, builders shall keep all homes fully insured during construction against loss of damage by “all risk” perils, including but not limited to flood, fire, vandalism, malicious mischief, casualty and all other available extended coverage insurance in a sum not less than 80% of the full replacement value of the insured property. Said policies are to be written by companies licensed to do business in the State of North Carolina. All proceeds from any loss shall be used by the builder to replace or restore the homes to their original condition.

In the event that a home is destroyed or damaged in whole or in part, and in the event there are insurance proceeds in excess of the costs needed and used to restore the inventory home to its original condition, then such excess shall become the sole property of the builder. Builder shall pay any deficiency in monies needed to restore a home to its original condition.

Any builder contracted for a renovation or addition project requiring a building permit will be required to carry the same policies as listed above for new construction. Copies of all policies are to be supplied with the Addition and Modification Submittal.

All builders in compliance with their obligations herein, shall provide copies of all policies required pursuant to this Agreement with the initial ARC Review Submittal

4.2 Procedure:

Any builder with a good standing General Contractor’s License and proof of insurance as outlined in Article 4.1 is pre-approved to build in Eagle’s Watch. A builder may lose its approved standings upon specific instances such as failure to construct the home within the required time frames stated in Article 3.15, poor workmanship or poor site management, builder non-compliance with community requirements, violations of the CC&Rs, and any other instance that would tend to establish that the builder has not performed within the standards imposed by the ARC as to preserving the integrity and architectural progress of the community.

ARTICLE 5 – Construction Site Requirements

5.1 Setbacks, Build To Line, Built Upon Area, & Impervious Area Measurements and Calculations:

Distance requirements from reference lines and area limitations are established in these Guidelines and by specific site zoning and are subject to public utility easements, drainage easements, landscape easements and rights-of-way and impervious area limitations. Pender County and the State of North Carolina DWQ may have additional and more restrictive requirements.

5.1.1 Setbacks:

All homes must meet minimum setback requirements, as set forth in the recorded plat, deed restrictions, governmental regulations, and as follows:

- All other lots shall comply with minimum setback requirements as follows:
 - Front Yard Setback: 30'
 - Minimum Side Yard Setback: 10'
 - Rear and Side Yard (adjacent to street) Setback: 15'

There shall be a Buffer Area twenty (20') feet in width along the external boundary of the Eagle's Watch Lot Line of any Lots that adjoin property located outside of Eagle's Watch. No cutting or removal of trees, shrubbery, or landscaping of any kind shall be made within any Buffer area shown on any recorded plat of the Subdivision, except with the prior written consent of the ARC.

There are cases where individual lots will be permitted different setbacks because of septic field locations and unique situations that must be substantiated by the property owner and approved by the Eagle's Watch ARC. The ARC shall have the right to approve deviations from each of these setback requirements upon application of an individual lot owner if, for reasons of topography or septic approvals, strict compliance creates a hardship if such approval does not violate the applicable governmental regulations or approvals.

Each Lot will maintain a 30' wide vegetated buffer between any impervious area and surface waters.

5.1.2 Built Upon Area:

The maximum allowable built-upon area per lot is given in the CC&R's. The ARC cannot permit any variance from these values as they are incorporated into the approved subdivision plan as platted and recorded.

5.1.3 Impervious Area Measurements & Calculations:

Impervious surface must be calculated by the professional who prepared the site plan and must be shown on the site plan.

5.2 Wetland Buffer Regulation Compliance:

A portion of lots within Eagle's Watch meet the requirements for designation as a wetland, stream or protected stream buffer. Any subsequent fill or alteration of these areas shall conform to the requirements of the rules adopted by the State of North Carolina in force at the time of the proposed alteration.

Any structure located on lots which are located within the 75' buffer located off of the MEAN HIGH WATER LINE are subject to the CAMA Minor Permit Program.

Wetland and Buffer areas shall be noted on the site plans prepared by a licensed surveyor or civil engineer. (See CC&R's, Article XI, Sections 1 & 2, Page 35)

5.3 Construction Fencing:

Before beginning construction, black silt fencing, minimum 36" high must be installed along the edge of the street pavement, across the entire width of the lot to prevent the parking of vehicles on the road shoulders. If the Owner does not have the Builder install such fencing prior to the beginning of construction, then the HOA will install the fencing and bill the cost to the Owner. This fencing must be maintained throughout the construction period and removed at the time of the Final Review when Compliance Security Deposit issues are reconciled.

5.4 Sewer & Water Caps:

The Owner/Builder will be responsible for protecting water caps. If there is damage to either water caps on a construction site, the HOA will make repairs and deduct the cost from the Compliance Security Deposit. If there is damage to water caps on lots in close proximity to the building site, the Builder may be held responsible for that damage. In the case where there is more than one construction site in the area of the damage, Builders will bear the responsibility of their pro rated share of the cost of repair. The ARC will make the determination for responsibility for any damage.

5.5 Construction Entrance & Parking:

The property Owner and/or Contractor is responsible for placing and maintaining a stone driveway. The driveway shall be located at the same location as the finished drive, and shall be comprised of a five inch (5") deep by minimum of ten feet (10') wide by minimum of twenty feet (20') long. This driveway is to be used before and during construction to minimize damage to the roads and road shoulders caused by the repeated parking of vehicles, heavy equipment and trucks. A reinforced concrete culvert must be installed where the driveway crosses the drainage swale. Conveyance swales must follow grade stakes. All vehicles must be parked on the designated construction site and so as not to damage any vegetation. Delivery vehicles may be temporarily parked on roadways for unloading purposes only. These vehicles are not to impede regular traffic flow under any circumstances without prior written approval by the Eagle's Watch ARC.

No vehicles (cars, trucks, vans, etc.) may be left on construction sites overnight without prior written approval by the Eagle's Watch ARC.

5.6 Material Storage:

All construction materials must be kept within the property lines and street rights-of-way must be kept open for vehicular access to all sites. Temporary storage structures must receive approval by the ARC prior to their use. Storage structures may not be used as living or office quarters.

5.7 Vegetation Protection:

All existing trees or other vegetation shown on the plans, or required by the ARC, to be preserved must be left undisturbed during construction.

5.8 Dumpster:

A functional receptacle is required on site to contain loose debris. No receptacle shall be placed on neighboring property without written permission of that property Owner and that letter submitted to the ARC. Fabricated wire bins will not be permitted. The Builder is encouraged to utilize the services of a disposal company that is environmentally friendly by using recycling and composting techniques. In addition, the following clean up rules shall apply:

- At the end of each day on which work occurs, all construction materials must be neatly stored and all lightweight construction debris, such as roofing paper, insulation bags and any polyethylene or sheathing must be placed in trash dumpster.
- At the end of the day on Friday, all construction debris must be picked up and scraps such as shingles, wood, drywall, bricks, etc. must be placed in receptacle.
- Dumpsters must be emptied when full.

5.9 Toilet Facilities:

Each construction site is required to have a job toilet and it must be placed within the lot boundary and the side yard setbacks, in an inconspicuous location with the door facing away from the street.

5.10 Fires & Blasting:

Fires and burning are not permitted on construction sites under any circumstance. Using any explosive materials during construction (for example, to remove rock) is prohibited

5.11 Drainage:

Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff is directed to the natural drainage areas or storm drainage facilities of each lot Owner. Do not cross setbacks with roof drains or wells.

5.12 Street Cleaning:

To uphold the aesthetic integrity of the community, streets subject to construction traffic will be cleaned on an as needed basis as determined by the HOA. The lots under construction that are observed by the ARC or Association Manager to have placed mud on the street will have cleaning fees paid from the Compliance Security Deposit.

NO WRITTEN OR VERBAL NOTIFICATION SHALL BE PROVIDED

5.13 Construction Noise:

Noise levels on construction sites including general construction noise, voices, and radios must be kept to a reasonable level so as not to disturb residents.

Audible profanity and distasteful language will not be permitted under any circumstances.

5.14 Construction Site Signage:

A permit box is required on all construction sites. This permit box is to be kept up to date and

complete to include a full set of plans and a copy of all approvals from the ARC.

In addition to a permit box, a Builder may place one “approved” 12” x 24” sign with identifying information on a construction site after it has received written approval of home construction plans submitted to the ARC. No additional subcontractor nor vendor signs are permitted on site and no signs may be placed on trees. The Architect or Designer may be recognized on the sign. A Builder sign must be removed within 60 days after issuance of a Certificate of Occupancy or thirty days after the sale of the home to the first resident, whichever is first. (See CC&R’s, Article VII, Sections 2, Paragraph C, Page 21)

5.15 Construction Hours:

In keeping with the need to maintain a safe and desirable neighborhood, construction will be limited to the following hours:

Monday thru Friday; 7:00 AM to 6:00 PM

Saturday: 9:00 AM to 6:00 PM

Sunday and Federal Holidays: 9:00 AM to 6:00 PM, with no construction permitted that results in noise heard on the exterior of the dwelling, or physical construction activity of any nature on the exterior of the dwelling.

No material delivery using trucks over two axles will be permitted on Saturday or Sunday except for residential moving vans delivering or removing household goods and furnishings.

5.16 Contractor Gate Access:

General Contractors will need to apply for a personal gate code by completing a Vendor and General Contractor Gate Access Form (See Appendices). This form should be submitted to the Eagle’s Watch HOA at eagleswatchgate@gmail.com.

Please contact the HOA at eagleswatchgate@gmail.com for all matters concerning gate entry.

5.17 Common Areas:

Except with the prior written permission of the ARC, builders and subcontractors are not allowed in any Common Area or permitted to cross any Common Areas that are not paved streets. In addition, builders and subcontractors are prohibited to park on any Eagle’s Watch Common Area.

5.18 Private Property:

Any contractor utilizing private property for construction layout shall obtain written permission from that owner which shall be provided to the ARC prior to using that property. Under no circumstances will contractors be permitted on private property without written permission from the property owner.

ARTICLE 6 – Building Requirements

6.1 Purpose:

The lots in Eagle’s Watch shall be used for residential purposes only and no structure shall be

erected, placed altered or permitted to remain on any lot other than one detached single family dwelling and related structures incidental to the residential use of the lot.

6.2 Minimum Area Requirements:

Each dwelling shall have an enclosed heated living area provided for in the CC&R's.

- Lot Numbers 1-21 and Lot Numbers 110-115 shall have a minimum square footage of 2500 square feet of enclosed heated dwelling area.
- All other Lots shall have a minimum square footage of 2000 square feet of enclosed heated dwelling area.

6.3 Foundations:

All homes shall be elevated or placed above a parking area and have appropriate foundation treatments. No slab on grade construction is permitted. Preferred exterior foundation materials on elevated first floor homes are brick, stucco with accents of wood or fiber cement board. All foundations must have a 3-course stem wall (minimum of 24 inches) above finished grade level.

6.4 Maximum Height:

No residence shall exceed 35 feet in height and must conform to the Pender County height restrictions.

6.5 Exterior Wall Treatments:

The exterior of all dwellings should be designed to be compatible with the existing vegetation and the adjacent structures. All buildings within Eagle's Watch should be in harmony with their surroundings. The use of materials such as wood, cement board and brick are encouraged. Only hard coat stucco is permitted; no synthetic stucco is allowed. No vinyl siding will be permitted.

6.6 Exterior Colors:

ARC approval is required for all color and will be reviewed on a case-by-case basis. Owners must submit color selection with the application.

6.7 Roofing:

ARC approval is required for all finishes and colors.

- Roof pitches and overhangs may vary as necessitated by Architectural design. However, no flat roofs are allowed as a major structural element.
- Roof shingles shall be at least 25 year "architectural".
- Metal roofs and metal roof accents shall be standing seam.

6.8 Roof Accessories & Equipment:

ARC approval is required for all rooftop equipment and accessories.

- All rooftop equipment must match roofing colors or be a color that complements the house

and must be placed as inconspicuously as possible.

- Plumbing stacks and roof vents must be placed as inconspicuously as possible, preferably located on the rear elevation.
- Exposed flashing, other than copper must be painted to match the roofing or siding material.
- Any solar installations shall be installed to give the appearance of a skylight and installed with a finished trim material or curb, and located so as not to be visible from the street.
- Skylights must be a color matching the roof color. Skylights will not be permitted on the front elevation.
- Dormers shall appear to be finished when viewed from the outside of the structure. Unfinished framing should not be visible.
- Chimneys shall be brick, stone or covered with the same siding material as the house or a complimentary material and shall terminate with an identifiable cap.
- Gutter finishes will be reviewed by the ARC on a case by case. Gutters and downspouts shall be used at all eave lines unless deemed inappropriate and shall be either aluminum or copper. Galvanized material is NOT permitted.

6.9 Screen Porches & Other Enclosures:

ARC approval is required for the construction of covered porches and other enclosures. Such structures and their supports shall be substantial in appearance, and reflect the style and architectural detail of the residence.

6.10 Vents:

- No vents shall be located on the front elevation.
- Plumbing vents, mechanical vents and fans, turbine type attic vents and other similar types of vents must be painted to match the roof/wall.

6.11 HVAC Units:

- HVAC units must be located to minimize the transmission of noise to adjacent properties, and must be screened from neighboring properties, community walkways or roadways, with building material or landscape.
- Window air conditioning units and through-wall units are not permitted.

6.12 Awnings & Overhangs:

The installation of awnings or overhangs requires ARC approval.

6.13 Bathroom Windows:

All bathroom windows will be evaluated and will require ARC approval.

6.14 Garages:

- All residences shall have a fully enclosed garage designed to accommodate at least two vehicles when garage doors are in the closed position.
- Such garages shall be compatible with and complementary to the main residence in architectural style, material, color.

- The garage and specifically the garage door (s) shall not be the focus of the main front façade.
- Garages shall be finished on the inside.
- Garage doors may be stained wood or fiberglass, steel or aluminum.

6.15 Prohibited Vinyl Products:

Materials constructed of PVC (vinyl) are prohibited on the exterior of homes in the Eagle’s Watch community except for vinyl clad wood windows, vinyl windows, vinyl soffits, and vinyl trim and railings. Materials comprising of wood fiber bound in phenolic resins are also approved for decks, railing, and trim. Miscellaneous fittings are excluded from this restriction.

6.16 Shutters:

ARC approval is required for all shutters.

ARTICLE 7 – Landscape Design

7.1 Purpose:

These landscape requirements have been established to maintain the high standards of Eagle’s Watch. Landscaping is a most essential element of your home and should be utilized to reinforce and extend its livability. It is the intent of Eagle’s Watch that the homes and sites preserve as much of the natural elements as possible, consistent with the minimum tree removal required to site the house, driveway, and septic drain field.

7.2 General Requirements:

Preservation of existing vegetation must be taken into consideration in establishing the landscape design as follows:

- Within the driveway, primary septic field, the building site, and within ten (10) feet of the main dwelling, any hardwood or pine tree may be removed. Between ten (10) feet and twenty (20) feet of the main dwelling any pine tree may be removed while any hardwoods six (6) inches or larger in diameter within this same area may not be removed without the prior approval of the Eagle’s Watch ARC. Pine trees and hardwood trees greater than six (6) inches in diameter that lie twenty (20) feet or more from the main dwelling may not be removed from any lot without the prior approval of the ARC.
- No gravel or rock shall substitute as a lawn. However, the pristine nature of this community does not demand lawns in each instance and instead, properly maintained and design natural areas are acceptable under certain circumstances. If a lawn is included in the approved plan, then it must be sodded and irrigated.
- Landscape vegetation is encouraged to meet the requirements that outside utility areas be screened and to funnel wind and buffer intruding noises.
- Landscape plantings should be in keeping with the natural wooded aesthetic of Eagle’s Watch. The use of tropical type vegetation is discouraged and will be evaluated on a case-by-case basis.
- Great care must be taken not to block easement areas described in the Declaration of Covenants, Conditions, and Restrictions for Eagle’s Watch. For example: a site plan must consider the easements that exist fifteen (15) feet on the rear and front of all lots and fifteen (15) feet along all roads and ten (10) feet on each side of all lots (except for sides which

front a road where the fifteen (15) foot easement applies).

- Within 45 days after the date of issuance of a Certificate of Occupancy (CO) by Pender County, landscaping must be completed as shown on the plans approved by the Eagle's Watch ARC unless there is an extreme weather situation.

7.3 Fencing:

In order to maintain the views within this wooded, natural setting, fences will be discouraged. However the ARC, upon petition by the property owner, may approve some fencing for unique reasons. Such petition must justify the use of the fencing.

Above ground fences designed to restrict the movement of wildlife will not be permitted.

The maximum height of any fence will be set at 5 feet. Acceptable materials for fencing will include wrought iron rail or black aluminum simulating wrought iron. Preferred colors for fencing shall be brown or black. No wood, vinyl or chain link materials will be permitted.

The proposed fence location should not encroach on the side setbacks or easements. In the event an easement is needed in the future, it could be at the homeowner's expense to remove and replace the fence. The proposed fence cannot extend forward of the rear corner of the house.

7.4 Bulkhead, Landscape & Screening Walls:

- Bulkhead and landscape walls shall be walls used to retain earth and shall be constructed of Keystone Block, concrete faced with stone, stone, brick, wood or other permanent material approved by the ARC.
- Retaining walls may be no higher than five feet above existing grade on the lower side and must be approved.
- Screening walls shall be walls attached to the home to screen areas as required by the ARC or the Guidelines such as HVAC and Pool equipment.
- Screening walls must be constructed of the same materials as the main dwelling.

7.5 Patios, Decks, Outdoor Fireplaces, & Outdoor Kitchens:

Patios, decks, deck railings, and deck supports shall be substantial in appearance, and reflect the style and architectural detail of the residence. Decks, patios, outdoor fireplaces, and outdoor kitchens shall be constructed of materials that are generally acceptable as complementary to the residence. These outdoor improvements shall be designed and installed as an integral part of the residence or patio area. Any such element must be located so as not to obstruct or diminish the view or create an unreasonable level of noise for adjacent property Owners. Construction shall not occur over easements unless specifically approved by the utility company having jurisdiction and must comply with the applicable governmental requirements.

ARTICLE 8 – General Home Site Requirements

8.1 Mailbox:

All mailboxes will be at a cost of \$250.00 that must be paid in full with the Eagle's Watch ARC Submittal. Requests for delivery of mailboxes will be made via email to eagleswatcharc@gmail.com.

Please allow one (1) week for delivery. Property owner's and/or builders are responsible for the cost and installation of all mailboxes.

8.2 Driveways & Walkways:

One driveway cut per home is required. Driveways may be impressed/patterned concrete, paver blocks or bricks, fixed exposed aggregate or other material acceptable to or approved by the ARC. The connection point of the driveway to the street curb must be the full width of the drive by three (3) feet and flared on either side to account for turning radius of vehicles. Driveways shall be constructed and maintained in accordance with the rules, regulations, and specifications approved by the ARC and all requirements of the NC Department of Transportation and specifically the NC Division of Water Quality. A reinforced concrete culvert must be installed where the driveway crosses the drainage swale.

A sidewalk is required from the front or bottom of the steps at the front door to the driveway. Walkways shall be of the same material as the driveway unless otherwise approved by the ARC.

8.3 Exterior Lighting:

Exterior light fixtures should be subtle with an emphasis on function and architectural or landscape elements. Light sources should be concealed where possible, with all light in shades of white. Lights may not spillover into neighboring properties and lighting must be shielded to prevent glare. (See CC&R's, Article VII, Section 2, Paragraph F, Page 21)

Garden and walkway lights must be directed downward.

8.4 Flags & Flagpoles:

Yard-mounted flagpoles are not permitted on any portion of the Properties, except for flags and flag poles installed by or for the HOA at amenity sites. Owners may attach flags to their home without the approval of the ARC.

8.5 Fountains:

ARC approval is required for all fountains

8.6 Hot Tubs & Saunas:

ARC approval is required for the installation of any hot tub, Jacuzzi, sauna, or spa. Any hot tub, Jacuzzi, or spa shall be an integral part of a deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, or spa shall be located in the rear and shall be installed in such a way that is not immediately visible to adjacent property owners or the street. They also shall not create an unreasonable level of noise for adjacent property owners. All mechanical equipment necessary for the operation of any hot tub or sauna must be located in the rear yard and shall be screened from the street and neighboring units by an approved screening element. All issues of safety and liability shall be the sole responsibility of the property owner and not the HOA, its agents or assigns.

Applications for hot tubs, Jacuzzis, saunas and spas shall be accompanied by a screen plan and a plot of the property with the improvements indicated thereon and evidencing compliance with the above criteria.

8.7 Pools:

ARC approval is required for the construction and installation of any pool. Pools must be located in the rear yard and must be an integral part of the residence and landscape. Landscaping shall be provided around any retaining wall and such wall and landscaping must be an integral part of the overall landscape plan. All mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring residences/buildings by a screening element that can also mitigate equipment noise. Screening shall be submitted to and approved by the ARC. All above ground pools are prohibited. All issues of safety and liability shall be the sole responsibility of the property owner and not the HOA, its agents or assigns.

Applications for pools shall be accompanied by a screen plan for the mechanical equipment and a plot of the property showing the location of the pool, patio, deck, mechanical equipment, etc. Impervious surface calculations must be provided as well.

8.8 Ornaments & Statues:

Lawn ornaments, statuary and outdoor sculpture must be submitted for ARC approval in advance of installation.

8.9 Antennae & Satellite Dishes:

One small and inconspicuous satellite dish equal to or less than twenty four (24") in diameter or one small exterior antennae, which is installed so as not to be visible from the street is permitted and does not require ARC approval. Such equipment shall be located only in side or rear yards that are not adjacent to a street, or on a roof in the rear of the home and shall be located as inconspicuously as possible.

8.10 Exterior Wires & Cables:

No exposed exterior wires or cables of any kind are permitted.

8.11 Propane Tanks:

Propane tanks must be installed underground unless smaller than a 100 pound tank (25 gallons) 15" x 50". Above ground tanks shall be screened from view from neighboring properties and common areas by a screening wall as noted in 5.17 or by substantial landscape plantings

8.12 Garbage Containers:

Garbage containers shall be stored inside of the garage, screened by a screening wall as noted in Article 7.4 or by substantial landscape plantings so they are not visible from the road or adjacent property. Garbage containers and recycling bins must not be placed at the curb until after 3:00 P.M. on the day before pickup and must be removed by midnight on the pickup day. (See CC&R's, Article VII, Section 2, Paragraph D, Page 21)

8.13 Accessory Buildings:

Owners shall obtain ARC approval prior to construction of any accessory building or permanently installed playhouses, playground equipment, doghouses, gazebos, green houses, etc. whether built

during initial construction or after. Accessory buildings shall meet the following criteria:

- A. An accessory building must be of the same color, material, and architectural style as the main residence. As accessory building's roofing materials shall match those of the main residence.
- B. Any utilities servicing accessory buildings shall be installed underground.
- C. Accessory buildings generally shall be located in the rear one third of the yard as long as it does not front onto a street, shall be incorporated as an integral part of the landscape plan, and shall not unreasonably obstruct any adjacent neighbor's views of the ponds, open areas, or other amenities.
- D. Freestanding metal or vinyl utility/storage sheds are not permitted.
- E. A playhouse shall be considered an accessory. All playhouses must be located in the rear yard and screened from view from adjacent properties and the street. Tree houses are not permitted.
- F. Doghouses shall not be visible from the street or adjacent properties. ARC approval may require screening or landscaping. Dog lots, dog runs, and dog kennels are not permitted.
- G. All accessory buildings must maintain setbacks as described in Article 5.1.1.

8.14 Recreational Equipment:

All recreational equipment, including but not limited to, tennis courts, play equipment, trampolines, etc. must be approved by the ARC prior to installation on any lot. The ARC may require photographs or other means of illustrating the appearance of equipment. Playground equipment must be constructed with natural colors. All recreational equipment must be located in the rear yard. No equipment may be placed less than 25' from any property line, unless screened from view of adjacent properties.

8.15 Recreational Vehicles:

All boats, trailers and recreational vehicles (i.e. canoes, kayaks, jet skis, golf carts, campers, motor homes, four wheelers, etc.) must be kept in a garage. NO outside storage will be permitted.

8.16 Clotheslines:

No clotheslines are permitted.

8.17 Signs:

No signs including but not limited to "For Sale", "For Rent", "Contractor", "Sub-Contractor", "Architect", "Landscape Architect", "Real Estate Company", etc., other than those furnished by the Eagle's Watch HOA will be allowed on any lot. Exception: Builders may request approval from the ARC for one company name sign to be located on the designated construction site as stated in Article 5.14.

8.18 Street Cleaning:

Lot owners are responsible for keeping the street directly in front of their property free from trash and yard debris including grass clippings.

8.19 Parking:

Homeowner vehicles must be parked in private driveways or garages. All vehicles visible from the

street are to have current license plates and be in a working condition. Any vehicle exceeding 22' in length may not be parked in Eagle's Watch without prior written approval from the Eagle's Watch ARC.

Vehicles of guests should be parked in homeowner driveways whenever possible. Should it be necessary that vehicles be parked on roadways, they must be parked so as not to impede regular traffic flow and cannot be parked on any other property without prior approval of said property owner.

No vehicles (cars, trucks, vans, etc.) may be left on roadways overnight without prior written approval by the Eagle's Watch ARC.

8.20 Home Owner Gate Access and Etiquette:

Each lot owner will initially receive (2) two bar code stickers at no cost. Any additional bar code stickers will be at the lot owner's expense. A payment of \$25.00 per sticker is to be made to the Eagle's Watch Homeowner's Association prior to any additional bar codes being provided.

One (1) four digit gate code will be given per lot. As a courtesy to all residents, this code is to be used exclusively by the lot owner. Personal codes are NOT to be given to any vendor, delivery person, etc. If it is determined that a lot owner's personal code is being used to gain unauthorized access into Eagle's Watch, the code will be removed from the system, the lot owner will be notified and a new code will be issued.

All requests for bar code stickers and personal gate codes will require the completion of a Property Owner Gate Access Form (See Appendices). These forms are to be forwarded to the Eagle's Watch HOA at eagleswatchgate@gmail.com. Allow 24 hours for a response.

If a vendor or delivery service (i.e. paper delivery, trash service, water delivery, etc.) has regularly scheduled deliveries or services at least once a month, they may apply for a personal gate code by completing a Vendor and General Contractor Gate Access Form (See Appendices) and submitting it to the HOA as stated above.

All other service providers, delivery persons, and property owner guests are asked to use the call box at the gate to request that the gate be opened remotely for access. Again, as a courtesy to all residents, please do not permit unauthorized access into the community when entering or leaving the community yourself.

EXCEPTIONS TO THE ABOVE:

- If a property owner is hosting a social event in which they would like to request that the gate be opened during specified hours, they may send a request to the HOA at eagleswatchgate@gmail.com at least one (1) week in advance. A confirmation will be sent confirming the date and time at which the gate will be kept open.
- If a property owner is expecting a delivery or service provider during a time in which they will not be at home, a temporary code can be assigned for the day of service. Please contact the HOA at eagleswatchgate@gmail.com at least 24 hours in advance to request a temporary code.

The policy with respect to issuing access codes may be modified from time to time. The HOA shall

be contacted for information on the current policy.

Please contact the HOA at eagleswatchgate@gmail.com for all matters concerning gate entry including any troubles noted in gate operation.

ARTICLE 9 – Violation Notification & Fines

9.1 Purpose:

Whenever a violation of any provision of the Architectural Guidelines or CC&Rs of Eagles Watch ARC occurs, the ARC or the Association Manager will notify the Owner/Builder of the violation by means of personal service, e-mail, US regular mail or certified mail.

The notifications will state the violation and give the Owner/Builder ten (10) days in which to remedy the violation. In the event the violation is not remedied within the ten (10) day period, the HOA may levy fines in accordance with the provisions of the North Carolina Planned Community Act, and, in the case of construction violations, may also reduce the Compliance Security Deposit refund in accordance with the provisions of Article 3.6.

9.2 Fines for Violations:

In accordance with the North Carolina Planned Community Act:

- The initial fine for the first violation or the first day of any continuing or repetitive violation shall not be less than \$100.00
- Following an adjudicatory hearing, the association may levy fines up to the maximum level permitted by law, which may be up to \$100.00 per day until the non-compliance is corrected.

Note: The Lot Owner will be responsible for all attorney fees and other associated costs incurred by the Eagle's Watch ARC and the Eagle's Watch HOA Board that result from violations of the Eagle's Watch ARC Guidelines and/or the Eagle's Watch Covenants, Conditions, and Restrictions.

ARTICLE 10 – Community Observances

10.1 Speed Limits:

The neighborhood speed limit is twenty miles per hour (20 MPH) or a safe speed for the circumstance (i.e. large construction delivery trucks, inclement weather, etc.), which ever is lower. All home and lot owners, as well as builders, subcontractors, and construction vehicles must observe this.

10.2 Operation of Recreational Vehicles on Eagle's Watch Roadways:

Per the suggestion of the Pender County Sheriff's Department, operators of golf cart type vehicles must be at least 13 years of age. No ATVs or unregistered motorbikes are permitted on any Eagle's Watch roadway.

10.3 Firearm Discharge:

It is prohibited to discharge any firearm for recreational purposes within the boundaries of the

Eagle's Watch Community.

10.4 Access To Eagle Protection Area:

Having a family of bald eagles in our community is a unique and coveted national treasure. We are sure all property owners will want to take all necessary steps to assure that these signature residents remain a part of our community and be enjoyed by all of us.

Pursuant to the National Bald Eagle Management Guidelines, access to the trails, docks and other community amenities located within the designated 660-foot Eagle Protection Area will be limited during the nesting season, which begins on November 1 and extends through May 15. Residents may not access areas within 330 feet of the nest tree during the nesting season. Portions of the trails will be marked as closed where they enter the 330-foot zone. Entry into the 330-foot zone during the nesting season runs a high risk of disturbing the bald eagle's breeding cycle. While access to the remaining areas within the Eagle Protection area is not limited during the nesting season residents are asked to stay on designated trails in order to minimize disturbance to the nesting bald eagles.

EAGLE'S WATCH
ARCHITECTURAL CONCEPTUAL REVIEW SUBMITTAL
SUBMIT THIS FORM ONLY IF CONCEPTUAL APPROVAL IS REQUESTED TO:
EAGLE'S WATCH ARC

PO BOX 1309, HAMPSTEAD NC 28443 OR EAGLESWATCHARC@GMAIL.COM

(ALL APPROVALS WILL BE SENT VIA E-MAIL)

COMPLETE THE FOLLOWING:

Perspective Lot Number: _____ Perspective Lot Street Address: _____

Perspective Lot Owner: _____

Perspective Lot Owner E-mail Address: _____

Perspective Lot Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: (_____) _____ Email: _____

Builder (if selected) _____

**PERSPECTIVE LOT OWNER ACKNOWLEDGES THAT THEY HAVE READ AND
AGREE TO CONFORM TO THE COMMUNITY GUIDELINES AS OUTLINED IN
EDITION DATED APRIL 2013**

By: (perspective lot owner signature) _____

Print name: _____ **Date:** _____

SHADED AREA TO BE FILLED OUT BY THE ARC ONLY

_____ Submitted design is approved based on conceptual design only and will be required to undergo the full ARC submittal prior to any construction commencement.

_____ Submitted design is approved with conditions. Please see comments below.

_____ Submitted design is not approved based on conceptual design. Please see comments below.

ARC Comments:

Approved by: _____

EAGLE'S WATCH
ARCHITECTURAL REVIEW SUBMITTAL
SUBMIT THIS FORM TO:

EAGLE'S WATCH ARC
c/o CAMS
1630 MILITARY CUTOFF ROAD, SUITE 108
WILMINGTON, NC 28403
910-256-2021

COMPLETE THE FOLLOWING:

Lot Number: _____ Lot Street Address: _____

Lot Owner: _____

Lot Owner E-mail Address: _____

Lot Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: (_____) _____ Builder: _____

CONFIRM THE FOLLOWING (WHERE APPLICABLE) ARE INCLUDED IN SUBMITTAL:

- _____ * Homeowner's fees paid to HOA for current year (include if not previously paid).
- _____ * Main Dwelling Architectural Review Fee \$500.00
- _____ * Main Dwelling Refundable Compliance Security Deposit \$1,250.00
- _____ * Main Dwelling Road Impact Fee \$1,250.00
- _____ * Irrigation Well Siting and Master Plan Fee \$300.00
- _____ * Mailbox Fee \$250.00
- _____ Addition or Renovation Review Fee-See Article 3.2
- _____ Addition or Renovation (exceeding \$10,000 in value) Non-Refundable Construction Bond \$500.00
- _____ Boardwalk, Dock, Pier and Viewing Area Non-Refundable Construction Bond \$500.00
- * Required to be paid with the initial Submittal for any new dwelling
- ** 100% of the \$1,250.00 Compliance Security Deposit is refundable less any fees that were incurred due to violations
- *** All fees are to be submitted separately with purpose of funded on the memo line of check.

SHADED AREA TO BE COMPLETED BY HOA MANAGER ONLY

Total Fees Paid: \$ _____ Check #(s): _____

Date: _____ Paid By: _____

CSD Paid: \$ _____ Check #: _____

Date: _____ Paid By: _____

HOA Dues Current: _____

Submittal Received By: _____ Date: _____

COMPLETE THE FOLLOWING:

Heated Square Feet (1st Floor): _____
Heated Square Feet (2nd Floor): _____
Other: _____
Heated Square Foot Subtotal: _____
Unheated Square Foot: _____
Total Square Feet: _____

Exterior Materials: Specify the manufacturer, product name and color for all that apply. Provide actual finish samples where appropriate.

Brick: _____ Color: _____
Stone: _____ Color: _____
Stucco: _____ Color: _____
Siding #1: _____ Color: _____
Siding #2: _____ Color: _____
Other: _____ Color: _____
Roof: _____ Color: _____
Trim: _____ Color: _____
Front Door: _____ Color: _____
Shutters: _____ Color: _____
Driveway: _____ Color: _____
Walks: _____ Color: _____
Garage Door: _____ Color: _____
Decks: _____ Color: _____
Patios: _____ Color: _____
Fireplace or Chimney: _____ Color: _____
Irrigation Well Covering: _____ Color: _____

CONFIRM THE FOLLOWING (AS DESCRIBED IN 3.4) ARE INCLUDED IN SUBMITTAL:

_____ Proof of General Liability Insurance
_____ Copy of General Contractor's License (if applicable)
_____ Copy of Construction Documents (full hardcopy set)
_____ Site Plan
_____ Landscape Plan
_____ Material Samples

- _____ Photographs
- _____ Signed General Contractor's Agreement
- _____ Other Data

I acknowledge that I have completed and included everything on this checklist prior to submitting for architectural review. I understand that this information has been requested by the Eagle's Watch Homeowners Association.

OWNER ACKNOWLEDGES HEREIN THAT THEY HAVE READ AND AGREE TO CONFORM TO THE COMMUNITY GUIDELINE EDITION DATED APRIL 2013 AND THAT THEY WILL ENSURE ALL CONTRACTORS ARE FAMILIAR WITH THE REQUIREMENTS FOR CONSTRUCTION IN EAGLE'S WATCH.

Property Owner Signature _____

Print name: _____ **Date:** _____

SHADED AREA TO BE FILLED OUT BY THE ARC ONLY

Note: All approvals will be sent via email.

_____ **APPROVED:** The entire submittal is approved as submitted.

_____ **APPROVED WITH CONDITIONS:** The submittal is not approved as submitted, but approved with the ARC's suggestions for curing objectionable features or segments as noted below.

_____ **NOT APPROVED:** The submittal is rejected. Please see comments below. These shall not be construed to be the sole reasons for rejection.

ARC Comments:

Approved by: _____

EAGLE'S WATCH
ADDITION & MODIFICATION REVIEW SUBMITTAL
SUBMIT THIS FORM TO:

EAGLE'S WATCH ARC
c/o CAMS
1630 MILITARY CUTOFF ROAD, SUITE 108
WILMINGTON, NC 28403
910-256-2021

COMPLETE THE FOLLOWING:

Owner: _____
Owner E-mail Address: _____
Owner Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: (_____) _____ Builder: _____

CONFIRM THE FOLLOWING (WHERE APPLICABLE) ARE INCLUDED IN SUBMITTAL:

- _____ * Homeowner's fees paid to HOA for current year (include if not previously paid).
- _____ * Main Dwelling Architectural Review Fee \$500.00
- _____ * Main Dwelling Refundable Compliance Security Deposit \$1,250.00
- _____ * Main Dwelling Road Impact Fee \$1,250.00
- _____ * Irrigation Well Siting and Master Plan Fee \$300.00
- _____ * Mailbox Fee \$250.00
- _____ Addition or Renovation Review Fee-See Article 3.2
- _____ Addition or Renovation (exceeding \$10,000 in value) Non-Refundable Construction Bond \$500.00
- _____ Boardwalk, Dock, Pier and Viewing Area Non-Refundable Construction Bond \$500.00
- * ~~Required to be paid with the initial Submittal for any new dwelling~~
- ** ~~100% of the \$1,250.00 Compliance Security Deposit is refundable less any fees that were incurred due to violations~~

SHADED AREA TO BE COMPLETED BY HOA MANAGER ONLY

Total Fees Paid: \$ _____ Check #(s): _____

Date: _____ Paid By: _____

CSD Paid: \$ _____ Check #: _____

Date: _____ Paid By: _____

HOA Dues Current: _____

Submittal Received By: _____ Date: _____

ADDITION OR MODIFICATION DESCRIPTION:

COMPLETE THE FOLLOWING (WHERE APPLICABLE):

Exterior Materials: Specify the manufacturer, product name and color for all that apply. Provide actual finish samples where appropriate.

Brick:	_____	Color:	_____
Stone:	_____	Color:	_____
Stucco:	_____	Color:	_____
Siding #1:	_____	Color:	_____
Siding #2:	_____	Color:	_____
Other:	_____	Color:	_____
Roof:	_____	Color:	_____
Trim:	_____	Color:	_____
Front Door:	_____	Color:	_____
Shutters:	_____	Color:	_____
Driveway:	_____	Color:	_____
Walks:	_____	Color:	_____
Garage Door:	_____	Color:	_____
Decks:	_____	Color:	_____
Patios:	_____	Color:	_____

Fireplae or Chimney: _____ Color: _____

Irrigation Well Covering: _____ Color: _____

CONFIRM THE FOLLOWING (WHERE APPLICABLE) ARE INCLUDED IN SUBMITTAL:

- _____ Proof of General Liability Insurance
- _____ Copy of General Contractor's License (if applicable)
- _____ Copy of Construction Documents (full hardcopy set)
- _____ Site Plan
- _____ Landscape Plan
- _____ Material Samples
- _____ Photographs
- _____ Other Data

I acknowledge that I have completed and included everything on this checklist prior to submitting for architectural review. I understand that this information has been requested by the Eagle's Watch Homeowners Association.

OWNER ACKNOWLEDGES HEREIN THAT THEY HAVE READ AND AGREE TO CONFORM TO THE COMMUNITY GUIDELINE EDITION DATED APRIL 2013 AND THAT THEY WILL ENSURE ALL CONTRACTORS ARE FAMILIAR WITH THE REQUIREMENTS FOR CONSTRUCTION IN EAGLE'S WATCH.

Property Owner Signature _____

Print name: _____ **Date:** _____

SHADED AREA TO BE FILLED OUT BY THE ARC ONLY

Note: All approvals will be sent via email.

_____ APPROVED: The entire submittal is approved as submitted.

_____ APPROVED WITH CONDITIONS: The submittal is not approved as submitted, but approved with the ARC's suggestions for curing objectionable features or segments as noted below.

_____ NOT APPROVED: The submittal is rejected. Please see comments below. These shall not be construed to be the sole reasons for rejection.

ARC Comments:

Approved by: _____

EAGLE'S WATCH
GENERAL CONTRACTOR AGREEMENT
SUBMIT THIS FORM TO:

EAGLE'S WATCH ARC
c/o CAMS
1630 MILITARY CUTOFF ROAD, SUITE 108
WILMINGTON, NC 28403
910-256-2021

COMPLETE THE FOLLOWING:

Lot Number: _____ Lot Street Address: _____

Lot Owner: _____

Lot Owner E-mail Address: _____

Lot Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Builder: _____ License Number: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Telephone: _____ Cell Phone: _____

Fax Number: _____ Email: _____

By signing this agreement, the Lot Owner and General Contractor acknowledges that they have received copies of and have read and understand the Eagle's Watch Declaration of Covenants, Conditions, and Restrictions, the Eagle's Watch Bylaws, and the Eagle's Watch Architectural Guidelines dated April 2013. The Lot Owner and General Contractor agree to comply with the requirements of the CC&R's, the Bylaws, and the ARC Guidelines in connection with the construction of any new residence or any addition or modification.

General Contractor agrees to notify his employees, agents, and subcontractors of the provisions of this Agreement and acknowledges that they shall be bond by the provisions of this Agreement. The General Contractor and Lot Owner will be responsible for the conduct of their employees, agents, and subcontractors.

Property Owner Signature _____

Print name: _____ **Date:** _____

General Contractor Signature _____

Print name: _____ **Date:** _____

EAGLE'S WATCH
PROPERTY OWNER GATE ACCESS REQUEST
SUBMIT THIS FORM VIA EMAIL TO:

eagleswatchgate@gmail.com

COMPLETE THE FOLLOWING:

Lot Number: _____ Lot Street Address: _____

Property Owner: _____

Property Owner E-mail Address: _____

Property Owner Mailing Address: _____

Home Phone: _____ Cell Phone: _____

Four Digit Pin For Gate Access: _____

Phone Number For Gate Directory: _____

Do you wish for your name to show in the gate directory: _____ Yes _____ No

By signing this Request Form, the Property Owner acknowledges that they have read and understand Article 8.20 (Home Owner Gate Access and Etiquette) in the Eagle's Watch ARC Guidelines.

Property Owner Signature _____

Print name: _____ **Date:** _____

SHADED AREA TO BE FILLED OUT BY THE HOA ONLY

1. _____
2. _____
3. _____
4. _____

EAGLE'S WATCH
VENDOR AND CONTRACTOR GATE ACCESS REQUEST
SUBMIT THIS FORM VIA EMAIL TO:

eagleswatchgate@gmail.com

COMPLETE THE FOLLOWING:

Vendor or Contractor: _____

Vendor or Contractor E-mail Address: _____

Mailing Address: _____

Office Phone: _____ Cell Phone: _____

Property Owner(s) Name: _____

Four Digit Pin For Gate Access: _____

One (1) four digit gate code will be given to any General Contractor and any vendor that services a property owner at least once a month. This code is to be used exclusively by the specified vendor or the specified General Contractor and their subcontractors. Codes are NOT to be given to any unauthorized person. If it is determined that a gate code is being used to gain unauthorized access into Eagle's Watch, the code will be removed from the system, the vendor or General Contractor will be notified and a new code will be issued.

Please do not permit unauthorized access into the community when entering or leaving the community yourself.

By signing this Request Form, the Vendor or Contractor agree to abide by the Eagle's Watch Gate Etiquette as described above.

Vendor Or Contractor Signature _____

Print name: _____ **Date:** _____