



# **Architectural Review Board**

## **Design Guidelines and Procedures**

**Revised May 2014**

# ARCHITECTURAL REVIEW BOARD

## GUIDELINES AND PROCEDURES

### TABLE OF CONTENTS

<b>PHILOSOPHY</b>	<b>3</b>
<b>POLICY</b>	<b>4</b>
<b>1.0 INTRODUCTION TO THE ARCHITECTURAL REVIEW BOARD (ARB)</b>	<b>4</b>
1.1 PURPOSE	4
1.2 AUTHORITY	4
1.3 MEMBERS	4
1.4 MAJORITY VOTE	4
1.5 MEETINGS	5
1.6 RESPONSIBILITIES	5
1.7 ARCHITECTURAL REVIEW BOARD FEE SCHEDULE	6
<b>2.0 DESIGN APPROVAL PROCESS</b>	<b>6</b>
2.1 PRELIMINARY ARCHITECTURAL REVIEW	6
2.2 FINAL ARCHITECTURAL REVIEW	6
2.3 SUBMISSION OF PLANS TO APPROPRIATE BUILDING DEPARTMENT	7
2.4 APPLICATION PROCESS FOR MID SOUTH CLUB APPROVAL	7
2.5 CONSTRUCTION AND LANDSCAPE INSTALLATION	8
2.6 REVISIONS AND CHANGES	8
2.7 FINAL INSPECTION	8
2.8 DESIGN DOCUMENT CHANGES	8
2.9 PERIODIC INSPECTIONS	8
<b>3.0 DESIGN DOCUMENTS (ARCHITECTURAL/LANDSCAPING DRAWINGS)</b>	<b>9</b>
3.1 DESIGN SUMMARY APPLICATION	9
3.2 SITE PLAN (ALSO SEE ARTICLE 3.9)	9
3.3 FLOOR PLANS	9
3.4 EXTERIOR ELEVATIONS	9
3.5 BUILDING SECTIONS	9
3.6 EXTERIOR COLORS, FINISHES, MATERIALS	9
3.7 FINAL STAKEOUT	11
3.8 ENGINEERING PLANS	10
3.9 LANDSCAPE PLANS (ALSO SEE SITE PLAN)	10
<b>4.0 ARCHITECTURAL REVIEW BOARD POLICIES</b>	<b>10</b>
4.1 APPLICANTS RESPONSIBILITIES	10
4.2 DESIGN REVIEW DECISIONS	10
4.3 APPEAL	11
4.4 VARIANCES	11
4.5 WRITTEN APPROVALS/ORAL STATEMENTS	11
4.6 APPROVAL EXPIRATION	12
4.7 ADDITIONS/REMODELING/IMPROVEMENTS	12
4.8 CONSTRUCTION CHANGES	12
4.9 CONSTRUCTION INSPECTIONS	13

4

<b>5.0</b>	<b>KEY DESIGN GUIDELINES</b>	<b>13</b>
5.1	DWELLING SIZE—MINIMUM STANDARDS	15
5.2	EXTERIOR ELEVATIONS	14
5.3	EXTERIOR MATERIALS	15
5.4	ROOF PITCH, ROOFING MATERIALS,	17
5.5	AWNINGS	18
5.6	DESIGN DUPLICATION	18
<b>6.0</b>	<b>SITE REQUIREMENTS: LANDSCAPING &amp; LIGHTING</b>	<b>18</b>
6.1	LANDSCAPING AND IRRIGATION	18
6.2	GARAGES, DRIVEWAYS, EXTERIOR LIGHTING	20
<b>7.0</b>	<b>SITE REQUIREMENTS: MISCELLANEOUS</b>	<b>21</b>
7.1	OUTDOOR LIVING AREAS, SWIMMING POOLS, SCREEN ENCLOSURES	21
7.2	MAILBOXES	21
7.3	FENCES	20
7.4	ACCESSORY STRUCTURES	22
7.4.7	AMERICAN FLAGS	22
7.5	BANNERS, SIGNS, LETTERS	23
7.6	VEHICLE PARKING	23
<b>8.0</b>	<b>CHANGES TO EXISTING HOMES</b>	<b>23</b>
8.1	EXTERIOR REPAINTING OF EXISTING HOMES	23
<b>9.0</b>	<b>CONSTRUCTION SITE REQUIREMENTS</b>	<b>23</b>
<b>10.0</b>	<b>PREFERRED BUILDERS</b>	<b>23</b>
<b>EXHIBIT A - DESIGN SUMMARY</b>		<b>26</b>
	APPLICATION FOR RESIDENTIAL CONSTRUCTION / ALTERATIONS	
<b>EXHIBIT B - DESIGN SUMMARY</b>		<b>28</b>
	APPLICATION FOR APPROVAL OF DESIGN SUMMARY	
<b>EXHIBIT C</b>		<b>30</b>
	CERTIFICATE OF COMPLIANCE	
<b>EXHIBIT D</b>		<b>31</b>
	SCHEDULE OF DEVIATIONS—CONSTRUCTION / ALTERATIONS	
<b>EXHIBIT E</b>		<b>32</b>
	APPROVED BUILDER PROGRAM REQUIREMENTS	
<b>EXHIBIT F</b>		<b>32</b>
	MID SOUTH CLUB BASKETBALL GOAL CRITERIA	
<b>EXHIBIT G, H, I</b>		<b>33 - 35</b>
	PLANT SIZE CRITERIA	
<b>EXHIBIT J</b>		
	FLAG POLE CRITERIA	

## PHILOSOPHY

As stated in Chapter 5 of the Community Charter for Mid South Club, “the Community derives its unique character from a mix of *compatible* architectural styles and from the cooperation of all Builders and Owners in upholding minimum design, landscaping, and aesthetic standards (emphasis added).” Chapter 5 of the Charter provides for “Design Guidelines” to prescribe standards for design, landscaping, and aesthetics applicable to the Mid South Club and authorizes the Architectural Review Board to ensure that properties be improved and maintained in compliance with these standards and compatible with the community as a whole.

## **POLICY**

The policy of the ARB is that construction and landscaping plans must be submitted for design approval prior to proceeding. The ARB may impose standards for construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning or other government codes. The ARB will meet as necessary to review all Applications within thirty (30) days of receipt. It is recommended that plans be sealed by a North Carolina Architect or Engineer, as appropriate. Persons contemplating the initiation of construction and/or landscaping are required to read the Mid South Club Architectural Review Board Design Guidelines and Procedures Manual - To obtain a copy of this publication please go to the website [www.MidSouthClub.com](http://www.MidSouthClub.com)

### **1.0 INTRODUCTION TO THE ARCHITECTURAL REVIEW BOARD (ARB)**

#### **1.1 Purpose**

One of the most effective methods of assuring the protection of the master land concept, community lifestyle, and individual property values is through the establishment of high standards of design review. In order to accomplish this objective, the Architectural Review Board has been established to review Applications and Construction Documents for all new construction and alterations, modification or changes to existing properties, including landscaping. Each Application is evaluated on its own merits with reasonable flexibility for design function and creativity.

#### **1.2 Authority**

The authority of the Architectural Review Board (ARB) is set forth in the *Mid South Club Declaration of Covenants and Restrictions* (herein called the Community Charter) which encumber every building site, per Chapter 5.2 - Design Review Authority.

#### **1.3 Members**

The ARB shall consist of at least three (3) and no more than seven (7) members appointed by the Founder of the Mid South Club. During the development and sale period, the members of the ARB shall serve and may be removed and replaced at the Founder’s discretion. Members are selected to create a balance of lay people and professionals with experience in architecture, construction and landscaping.

#### **1.4 Majority Vote**

Each member of the ARB shall have an equal vote and the majority of all members of the ARB shall constitute a decision for approval or denial of an application. The ARB may “approve” the Application, “approve subject to limiting conditions”, or “disapprove” the Application. In all cases, the Founder shall have the right to veto any action by the ARB within 10 business days of the decision.

### **1.5 Meetings**

The ARB shall meet as necessary to review applications within thirty (30) days of receipt. As of this writing, the ARB meets on the 2<sup>nd</sup> Wednesday of each month. Any material to be considered at a meeting must be submitted to the gatehouse of Mid South Club before 5:00PM on the Friday preceding the meeting.

### **1.6 Responsibilities**

On behalf of the Association, the Architectural Review Board is empowered to perform the following services:

1. To establish architectural criteria and exterior design themes for the community as a whole, as well as individual sections and/or lots.
2. To review all *Design Review Applications* for compliance with design review criteria and with the Declaration of Covenants and Restrictions for the Mid South Club.
3. To assure compatible architectural designs and harmonious relations with neighboring building sites.
4. To require high standards of design and quality construction.
5. To establish fees for the review of Applications as may be appropriate or required.
6. To monitor violations of design review criteria and notify the Founder, during the Founder’s Period, or the Board (or their authorized representatives) for appropriate action.
7. To amend design review criteria as may be necessary and at the direction of the Founder.
8. To contact Applicants whose drawings and specification have been disapproved and to provide reasonable assistance and recommendations for adjustments to bring Applications into compliance with design review criteria.
9. To maintain copies of Applications, construction documents and related records.
10. To inform members of the Property Owners Association regarding activities of the ARB and changes in criteria as they may occur.
11. To establish criteria for qualification of approved builders.

## **1.7 ARCHITECTURAL REVIEW BOARD FEE SCHEDULE**

Fees are payable to the Mid South Club Property Owner's Association and are subject to change. Owners/builders are required to pay the current fees.

\*Contact the ARB for the current fee schedule.

1. APPLICATION REVIEW FEE (payable upon submission of plans for new home)	\$1,000.00*
2. LANDSCAPING ALTERATIONS REVIEW	\$50.00*
3. ARCHITECTURAL ALTERATIONS REVIEW (addition/remodeling/swimming pools)	\$200.00*
4. Owner Compliance Deposit	\$3,500.00*
5. Builder Compliance Deposit	\$1,500.00*
6. Addition requiring a building permit a compliance deposit, 20% of addition, not to exceed \$3,000.00.	

## **2.0 DESIGN APPROVAL PROCESS**

The following is an outline of the steps involved in the design approval process from preliminary architectural review to final inspection. Before designing a home, Owners, Architects, and Builders will read the *Mid South Club Community Charter*, the *ARB Design Guidelines and Procedures* and all the following standards. For the building of a new home the ARB requests a meeting of the owner, contractor and board representatives to discuss the building and ARB processes prior to the beginning of construction. It is not necessary to have a preliminary review of design documents, as it is up to the owner if they would like to have the ARB give a preliminary review and comments.

### **2.1 Preliminary Architectural Review**

The Builder or owner's representative must submit the application form, application fee, and preliminary plans (two sets) consisting of the following:

- A. Letter of Application for Residential Construction/Alterations (Exhibit A)
- B. Design Summary Application (Exhibit B)
- C. Site Plan showing location of proposed improvements (i.e., house, driveway, sidewalk, etc.)
- D. Floor plans, roof structure, electrical, foundation plans.
- E. Exterior elevations (all sides) with finished grade on each elevation.
- F. Exterior materials, colors and finishes

The ARB will review the application and design documents within thirty (30) days and return one set of plans to the builder or owner's representative with the appropriate comments.

### **2.2 Final Architectural Review**

The Builder or owner's representative must submit the final construction plans that include the property owners and builders signatures, Architects or Engineers seal (if needed), material samples, product photos, and color chips as follows:

- A. Revised Letter of Application and Application Fees
- B. Site Plan.
- C. Floor Plans and a separate electrical plan.
- D. Building Sections
- E. Exterior Elevations (all sides) with finished grade for each side..
- F. Roofs: structure, materials, manufacturer, color chips.
- G. Walls: structure, materials, color chips.
- H. Fascia and Trim: construction, materials, color chips.
- I. Window Specifications: Manufacturer, type, finish, color chips
- J. Doors/Garage Doors: specifications, materials, color chips
- K. Patio/Decks: materials, finish, color chips.
- L. Fences/Walls: structure, materials, color chips.
- M. Screen Enclosures: structure, materials, colors.
- N. Mechanical Equipment: location and screening details.
- O. Driveways/walkways: materials, finish, color chips.
- P. Final Stakeout including house, all hardscapes (driveway,, walkway, patio)

The ARB will review all design documents, sample materials, color chips and return one set of plans to the Architect or owner's representative within thirty (30) days with the appropriate comments.

The Landscape and Irrigation Plans, as well as Exterior Lighting Plans, must be submitted within 90 days after the start of construction and approved before installation.

**2.3** Submission of Plans to Appropriate Building Department. The Applicant or his representative submits approved plans to the Town of Southern Pines Building Inspector and any other such agencies having jurisdiction of required permits.

#### **2.4 Application process for Mid South Club building**

1. Town of Southern Pines Building Permit
2. Final written Approval by the ARB
3. A one time deposit of \$1500, per homesite, is required of all general contractors.  
This deposit is intended to ensure that the general contractor chosen by the owner follows all rules and regulations outlined by the ARB. The deposit is returned, less any charges levied by the ARB, upon final approval of the project under consideration.
4. On-site stake-out approval.
5. Compliance Deposit of \$3,500 by the Owner. This deposit will be refunded contingent upon satisfactory inspection by a team selected by the Architectural Review Board. The inspection shall take place no later than 60 days after taking occupancy. Failure to have the inspection completed within this time frame will be cause for forfeiture of the Compliance deposit and further action may be taken.
6. Two copies of the Town of Southern Pines Certificate of Occupancy before a final review can be completed.
7. A successful final review

## **2.5 Construction and site preparation**

The Applicant or his representative must stake the site in accordance with the approved Site Plan and install silt fencing and tree fencing as required. A designated ARB member must approve this stakeout prior to the start of construction. All erosion control and other plans shall be strictly followed.

## **2.6 Revisions and Changes**

1. The Applicant must notify and obtain approval from the ARB in writing prior to making any Applicants requesting design change approvals should submit for approval all revised plans prepared and sealed by their respective Architect, Designer or Landscape Architect. Failure to obtain written approval for changes/revisions during construction may result in a fine to the builder and/or owner.
2. In the event the completed Improvements deviate from the approved plans and specifications, a Schedule of Deviations form is to be completed by the Architect/Engineer or Landscape Designer, as appropriate (See Summary of Deviations, Exhibit D). Unsatisfactory deviations are cause for forfeiture of the Compliance deposit. Any deficiencies shall be corrected and re-inspected prior to the ARB's final approval.
3. Any requests for changes in exterior colors or materials must be accompanied by a properly labeled sample affixed to the corresponding presentation book template, as well as any additional information which may assist the ARB in determining the suitability of the request.

## **2.7 Final Inspection**

Upon completion of construction the following will be submitted to the ARB:

- A. As-Built Final Survey
- B. Approved Landscape and Irrigation Plan
- C. Two copies of Certificate of Occupancy.
- D. A written request for a final review.

## **2.8 Design Document Changes**

The Architect or owner's representative must notify the ARB prior to making any changes to the approved drawings. A letter with applicable support data (as required) must be submitted to the ARB for the file. Any major deviations (as solely determined by the ARB) may require full ARB approval prior to commencement of changes.

## **2.9 Periodic Inspections**

The ARB reserves the right to inspect construction in progress for conformance with approved construction documents and Applicants agree to cooperate fully with members of the ARB.



### **3.0 DESIGN DOCUMENTS (ARCHITECTURAL/LANDSCAPING DRAWINGS)**

In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outlined below and follow chapter 5 – Architecture, Landscaping and Aesthetic Standards of the Community Charter

#### **3.1 Design Summary Application**

Exhibit B

#### **3.2 Site Plan (also see Article 3.9)**

Scale: 1" = 20' minimum

Property Lines

Building Setback Lines

Easements

Rights-of-Way

Driveways/walkways

Patios/Decks

Pools

Culverts

Drainage Plan

Dwelling Perimeters (1<sup>st</sup>/2<sup>nd</sup> floor)

Roof Line/Overhang

Existing Trees, include any protected habitat of the red-cockaded woodpecker & 6" dia. @ 3'-0" above grade with species indicated.

Topography (finish and existing grades)

Finished floor elevation

#### **3.3 Floor Plans**

Scale: ¼" = 1' 0"

#### **3.4 Exterior Elevations**

All sides must be shown.

Scale: ¼" = 1' 0"

Finished Grade-Fill or cut to be shown on all four elevations

All exterior views of all structures including materials, textures, and colors

#### **3.5 Building Sections**

Scale: ¾" = 1' (minimum)

Wall/Roof Section

Roof Pitch/Materials/Colors

#### **3.6 Exterior Colors, Finishes, Materials**

Specifications

Manufacturers brochure, (cut sheets)

Materials/Finishes/Models

Samples/Product Photos/Color Chips

- 3.7** Final Stakeout
  - Lot Corners
  - Dwelling Corners
  - Driveways/Walkway
  - Patios/Decks
  - Fences/Walls

- 3.8** ***Engineering Plans***
  - Utilities and Connections
  - Roads
  - Drainage/Drainage Calculations

- 3.9** ***Landscape Plans (Also see Article 3.2 & 6.0)***
  - Scale: 1" = 10' minimum
  - Topography
  - Rights-of-way
  - Existing Trees (6" diameter @ 3' above grade) and species
  - Plant Materials
  - Surface Materials
  - Irrigation System (including well and pressure tank if applicable)
  - Time Clock Location
  - Exterior Lighting Details
  - RPZ (back flow preventer) and insulated box

#### **4.0 ARCHITECTURAL REVIEW BOARD POLICIES**

##### **4.1 Applicants Responsibilities**

The ARB assumes no liability for Applicant's responsibilities which include but are not limited to the following:

1. Performance or quality of work of any contractor or subcontractor.
2. Compliance with all laws, codes, and ordinances of any governmental agency or body.
3. Determination of environmental restrictions, drainage and grading requirements and all surface and subsurface soil conditions.
4. Determination of structural, mechanical, electrical, and all other technical aspects of a proposed design that can only be determined by competent architects, engineers, contractors, and other similar professionals
5. Compliance with the *Community Charter for Mid South Club* and ARB criteria.
6. Accuracy of all stakeouts and surveys.

##### **4.2 Design Review Decisions**

Upon receipt of a properly completed Application, the ARB will review Applicant's plans and specifications and render one of three types of decisions in writing:

- A. APPROVED
- B. APPROVED (Subject to limiting conditions)
- C. DISAPPROVED

If Applications are APPROVED (with or without comments), Applicants may submit plans and specifications for Final Architectural Review (if this step has not been completed) or for building permits. "Comments" regarding any specific Application may be rendered to encourage changes that the ARB deems desirable, but such "comments" are not binding upon Applicants.

If Applicants are APPROVED (subject to limiting conditions), then Applicants must make changes prior to submitting plans and specifications for Final Architectural Review or for building permits, whichever is the case. "Limiting Conditions" are binding upon Applicants.

In the event Applications are DISAPPROVED at time of Preliminary Architectural Review, Final Architectural Review, or Final Landscaping Review, Applicants must make appropriate changes and resubmit for the same step for which plans and specifications were disapproved.

#### **4.3 Appeal**

If an Application has been denied, or the approval is subject to limiting conditions which the Applicant feels are unfair, the Applicant may (within 15 days after the delivery of the notification of disapproval) request a hearing before the full ARB to justify his position or appeal to the POA Board in the same manner. The appropriate Board will schedule the hearing within thirty (30) days after the receipt of the written request. After the hearing the ARB or POA Board will review their decision and notify the Applicant of their final decision within thirty (30) business days of the hearing.

#### **4.4 Variances**

All requests for variances from the requirements in this manual shall be made in writing. No variance shall ( a) be effective unless in writing; (b) be contrary to the Community Charter; or (c) prevent the ARB from denying a variance in other circumstances. A variance may be granted only if it is found that it is reasonably necessary, in conformance with the Mid

South

Club's philosophy and standards, and will not unduly interfere with neighbors' enjoyment. Any variance granted shall be considered unique and will not set any precedent for future decisions. **Note also that variances require Founder or Board approval.**

#### **4.5 Written Approvals/Oral Statements**

Applications for Preliminary and Final Architectural Review or Final Landscape Review will be returned with the ARB's decision, comments and limiting conditions, signed by a member of the ARB along with one set of design documents. Subject to the Founder's veto

right, the ARB shall notify the applicant of the final determination within 30 business days after the receipt of the final determination and all required submissions.

The foregoing items shall be the sole source of reference regarding ARB approval and oral statements should not be relied upon unless incorporated into written approvals or noted on design documents and signed by a member of the ARB.

#### **4.6 Approval Expiration**

In the event construction of an Improvement is not commenced within five (5) months the approval by the ARB, the approval of the ARB will terminate and the Improvement will be treated as if originally disapproved. However, the ARB may grant an extension for good cause shown.

Failure to complete construction within 12 months from the start of construction (defined as clearing of the lot) could constitute forfeiture of the Owner's compliance deposit and any Builder's compliance deposit. Written requests for time extensions of six (6) months maximum will be considered and the ARB may grant an extension, for good cause shown.

Improvements shall mean and refer to all structures of any kind, including, without limitation, any building, fence, wall, sign, paving, grading, parking and building addition, pool, alteration, screen enclosure, sewer, draining, disposal system, satellite dishes, antennas, electronic and other signaling devices, decorative building, landscaping or landscape device (including, existing and planted trees and shrubbery) or object.

#### **4.7 Additions/Remodeling/Improvements**

The construction or removal of any exterior Improvements, including landscaping, requires ARB approval. Applicants shall consult the ARB to determine the design documents required for approval. In general, the process parallels the process for building a home and necessary documents include a completed Application for Approval of Improvements (Exhibit A), site specific plans, and color material samples labeled with manufacturer's name, model and any other identifying information. No work shall commence without the written approval of the ARB.

Applications for approval of alterations are to include a proposed schedule for completion to be specifically considered and approved by the Board. Approval of an alteration project will include approval of a specific time frame for completion.

An architectural review fee may be charged for any alterations, such as additions, remodeling, or additional landscaping, which require the submittal of plans. Please refer to the current ARB fee schedule.

#### **4.8 Construction Changes**

All construction must be completed in accordance with the Application and Construction Documents as approved. Exterior changes to the subject property shall receive prior approval from the ARB. Applicants requesting design change approvals should consult with the ARB to determine Construction Documents required, if any, for approval.

#### **4.9 Construction Inspections**

Periodic inspections may be made by the Committee while construction is in progress to determine compliance with the approved construction documents. The ARB is empowered to enforce its policy, as set forth in the Community Charter and this Manual, by any action, including an action in a court of law or equity to insure compliance.

#### **5.0 KEY DESIGN GUIDELINES**

The ARB seeks to assure that exterior features and materials are natural. Stone or brick foundations are preferred and should blend the house with the ground. If concrete block is desired, it must be plastered with an approved material and darkened to blend the house with the surrounding grounds. The lay of the ground should dictate what is built on it. The cutting of level areas into hillsides and sloping terrain will not be allowed. The following list summarizes those design elements which the ARB requires, recommends and/or encourages:

1. Use of professionals qualified in the fields of planning, architecture, landscape design, engineering and surveying are strongly recommended.
2. Compliance with all deed restrictions as found in the Community Charter and as set forth on the individual lot plats.
3. Preservation of the natural character of the site.
4. Emphasis on the aesthetics of exterior architectural and landscape design of the highest quality.
5. Minimum square footage shall conform to those set forth in these guidelines as established by the developer.
6. Requirements for a minimum 8/12 pitch with cedar shakes, cedar shingles, natural slate, tile, asphalt shingles, copper seamed roofing or other materials as approved by the ARB.
7. Requirement for each house to be pre-wired for cable TV.
8. Minimum of a two-car garage with automatic door openers.
9. Conformance with the standard mailbox design approved by the ARB.
10. Overall high-grade, superior quality construction with emphasis on good design and the use of natural materials such as stone, wood, brick and synthetic plaster.
11. Sign control in conformance with the criteria set forth by the ARB.
12. Vinyl soffits with a minimum gage of .044 are permissible.
13. Finally it is in the interests of all home owners that each additional house maintains the aesthetics and landscape design compatible with other previously built homes in MSC.

For specific details and additional information, Architects and owner's representatives should be familiar with all sections of this manual, as well as the Community Charter of Mid South Club, Chapter 5 - Architectural/Landscaping and Aesthetic Standards is included as Exhibit F below..

#### **5.1 DWELLING SIZE—MINIMUM STANDARDS**

All residences shall conform to the following general standards as well as those imposed by the Community Charter.

1. Heated Square Footage:
  - Full size, single family home
    - One-Story - 2,200 sq. ft.
    - Two-Story - 2,800 sq. ft. w/2,200 sq. ft on primary floor
  - Village Home Single Family
    - One Story - 1,800 sq. ft.
    - Two Story - 2,000 sq. ft. w/ 1,500 sq. ft. on primary floor.\
2. Enclosed Garage: 2 car minimum  
No rear entry garages shall be visible on golf course lots.
3. Electrical Garage Door Openers: Required
4. Driveways and walks ways to front entrances: Required
5. Setbacks: (Setbacks indicated hereafter is a best guess estimate. Individual Lot setbacks shall be determined by recorded Plat on file.)

Full size, single family homesites:

- A. Front Yard - 40 ft.  
Corner lots intersecting street setback shall be 30 ft.  
The ARB shall determine fronting street.
- B. Rear Yard  
Adjacent to golf course – 40 ft.  
All others – 40 ft.
- C. Side Yard – 15 ft.

Village Home

- A. Front Yard - 15 ft.
- B. Rear Yard  
Adjacent to golf course - 30 ft.  
All others - 20 ft.
- C. Side Yard - 10 ft. Zero lot home line 5 ft.  
Patio Wall Side - 5 ft.  
Opposite Side Line - 5 ft.

NOTE: Corner lot setbacks are unknown as final setbacks for each lot or Section shall be determined by the ARB.

## **5.2 EXTERIOR ELEVATIONS**

1. Exterior elevations will be reviewed for architectural design, materials selected and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes and must be in accordance with specifications of the Town of Southern Pines.
2. Applicants are discouraged from submitting plans addressing only frontal surface treatments, unless such details are part of the total design approach of the home.

3. Approval of exterior design will be based on overall design themes and will consider mass and scale; materials, textures, colors and finishes; continuity between primary design elements and secondary surface treatments; placement of windows, doors, and openings; vertical and horizontal lines; roof pitches, etc.
4. Depending on the architectural style, preferred exterior features and materials include horizontal or vertical wood siding, stone, brick, synthetic plaster, high-pitch roofs, brick chimneys, etc.
5. The ARB may disapprove any proposed new construction or changes to existing homes on purely aesthetic grounds, where, in its sole judgement, such action is required to maintain the design of good architecture and consistency with community standards

### **5.3 EXTERIOR MATERIALS**

Most earth-tone colors work very well in tying together the continuity of buildings. The intent is for the individual houses to blend into the total image. Dark colors accommodate this better than light. Pastel hues do not work well. Stains are preferred to paints. Roof colors should not contrast sharply with the rest of the house.

1. The selection of exterior materials shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic material. Depending on specific applications, the following materials have been approved by the ARB:
  - A. WOOD (cypress/cedar/redwood): board and batten lap siding; cedar shakes (roof); tongue and groove siding, cement clapboard.
  - B. STUCCO: (Approval subject to application, texture, and use of other primary, secondary or decorative treatments.) The only EIFS permitted is drainable/ventable.
  - C. MASONRY: Natural stone and brick; concrete block with parged or stucco surface treatment.
  - D. WINDOWS: Wood, aluminum frame, PVC clad or painted.
  - E. Recommended roof surfacing materials are vented assemblies for cedar shakes and cedar shingles, natural slate, tile, fiberglass/asphalt shingles having a minimum of 25 year rating or greater. Alternative roofing materials will be considered on a per job basis.
2. The following exterior materials are not approved for construction Metal siding; decorative concrete block; concrete block (except sub-surface wall); fiberglass, plastic or asphalt siding; logs (imitation or otherwise except for landscaping purposes); fiberglass garage doors. High quality simulated stone and brick from natural materials will be considered on their own merit by the ARB, but are subject to disapproval.

3. Exterior colors that, in the opinion of the ARB, would be inharmonious, discordant and/or incongruous shall not be permitted.

The ARB shall have final approval of all exterior color submittals and each Applicant must submit to the ARB as part of Final Architectural Review, a color board showing the color of the roof, exterior walls, shutters, trims, etc.

A color board with manufacturer's name and number, with color/material "chip" and location of same, of 8 ½" x 14" size shall be submitted for approval. This will be retained for record file. Should color or materials be revised prior to completion, contractor shall update (notify) that reference file.

#### **5.4 ROOF PITCH, CHIMNEY**

1. Generally roof lines should follow the slope of the land. Roofs should slope at a minimum of 8/12 roof pitch. Flat roofs are not indigenous to the development and are not permitted. Gutters and downspouts may be used if desired or as may be required by the ARB to minimize erosion. Overhangs are encouraged.
2. All roof stacks, flashing and metal chimney caps shall be painted to match the approved roof colors. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible.
3. Solar roof panels are permitted with ARB approval and must be hidden from view at street level..
4. Vented fireplaces must have a framed chimney enclosure as no exposed metal stacks are allowed.

#### **5.5 AWNINGS/DECKS**

1. Awnings and canopies shall not be permitted or affixed to the exterior of the residence without prior approval of the ARB.
2. Areas beneath decks and elevated terraces are to be screened with lattice (painted) and not to be used for storage unless the areas are shielded from public view by an approved and accepted ARB method. Areas with top surfaces higher than 24" from finished grade must be screened with lattice and/or non-deciduous plantings, in either case subject to ARB approval. For decks with top surfaces higher than 48" from finished grade, deck support posts must be clad with brick or other decorative material subject to ARB approval.

#### **5.6 DESIGN DUPLICATION**



1. Except for village home or club cottage areas, 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 subject to disapproval without sufficient variations in exterior colors, materials, finishes, trim and detailing.
2. Elevations that are similar in appearance are prohibited on any four adjacent homesites, any three homesites immediately across the street, or any three homesites on a cul-de-sac.
3. The approval of plans for a specific site does not automatically imply approval on another building site by the ARB.
4. Village Home lots will have unique and detailed additional protective covenants to insure a harmonious streetscape.

## **6.0 SITE REQUIREMENTS: LANDSCAPING & LIGHTING**

### **6.1 LANDSCAPING AND IRRIGATION**

1. All easements shall be landscaped in accordance with the ARB specification. The ARB must approve all landscape designs and plans. Areas of the landscape shall be properly watered with an approved automatic irrigation system including all street right of ways and other easements on plat of lot.
2. Particular care should be taken to screen HVAC units and driveway parking pads with appropriate landscape screening. Sewer connection pipes will be cut to ground level and capped and painted to blend with surrounding conditions.
3. Plants indigenous to the area should be utilized.
4. All planting beds shall be raised with topsoil at least 6" to 8" and mulched to a depth of 2" to 4".
5. The landscaping plan shall provide for plant material of sufficient size and quantity to maintain or re-establish the natural wooded setting and to unite the dwelling in keeping with the high standards of quality for The Mid South Club. Foundation planting should provide for maximum screening. Layered plantings (not less than two  
distinct layers of varying heights) are to be placed around all four elevations. Plants must be proportional to wall height and foundation exposure.
7. Grass sod shall be planted from the curb to the property line/right of way unless otherwise approved by the ARB. In addition all front and rear yards will have sod areas to compliment the other plantings and home. Corner lots may also require some sod to be placed on the street side of the house and will be determined by the ARB.

8. All landscaping shall be completed according to the Final Landscaping Plan as approved. All planting materials shall be disease and pest free. Any additional landscaping or changes to the approved plan must be subject to the approval of the ARB prior to installation.
9. An automatic underground irrigation system of sufficient size and capacity to irrigate all landscaped areas must be installed and used to maintain the areas in good and living condition at all times. Irrigation systems must be designed and installed by a NC licensed irrigation contractor for irrigation. No water may be drawn from ponds or streams within Mid South Club. Two water meters are required for each home.
10. The connection point to the irrigation system and location of the time clock shall be identified on the Final Landscape Plan.
11. Irrigation from well shall be permitted as approved by the ARB. All well heads must be covered with an approved cover. A licensed well drilling contractor must drill the well and must meet NC Criteria and Standards Applicable to wells in Moore County Standards of Construction. Well storage tanks and associated equipment must be buried or located out of view. The well head must be covered and completely landscaped with non-deciduous plantings. The cover must be ARB approved.
12. Trees with a diameter of six (6) inches or more (measured 3 feet above grade) must be noted on the site plan, tree survey and landscape plan. Specimens scheduled for removal must be included on plans and tagged with colored ribbons on-site for inspection along with the final stakeout. In no case shall trees with a diameter of six (6) inches or more (measured 3 feet above grade) be removed without approval of the ARB.
13. All Applicants and Builders shall make a diligent effort to protect all remaining trees during construction, to provide staked-off areas to protect root systems from heavy vehicles and equipment, to install tree wells, and to take other precautions in cases where fill is required around trees. Any tree to remain that is damaged shall be repaired as soon as possible.
14. The following represents mandatory landscaping and irrigation plan requirements for ARB approval and prior to installation:

A. Landscape Plan showing at minimum:

1. Existing trees to remain.
2. Proposed plant materials with projected size.
3. Proposed plant beds and areas to be mulched.
4. Lawn areas.
5. Plant schedule including common names, size, root handling and spacing.
6. Planting and landscape related details, including retaining walls, fencing, walks, pools and fountains.

7. Irrigation systems must be designed and installed by a NC licensed contractor

B. Irrigation Plan showing at minimum:

1. Location of time clock/control box.
  2. Electric valves and backflow preventer (RPZ).
  3. Irrigation lines. 1 ¼" main line and 1" station lines as a minimum.
  4. Location of spray heads or drip systems.
  5. Irrigation wells and pressure tanks.
14. In cases where the Applicant seeks approval of plans which include a proposed future installation of additional plant material in excess of the requirements for the initial phase of planting, the ARB may approve a phased landscaping plan to allow completion of the additional planting within 12 months of occupancy. The 12 month limit will be stated on the plans.

## **6.2 GARAGES, DRIVEWAYS, EXTERIOR LIGHTING**

1. All single family homes shall have a minimum of a two-car garage. Automatic garage doors are required. Carports are not permitted.
2. When the site allows, side entry garages are preferred. Front entry garages are discouraged.
3. No street side parking areas may be created by extending any portion of the street pavement. Large parking areas are to be discouraged.
4. All units must have an approved exterior light in the driveway area. All proposed exterior lighting shall be detailed on the Final Landscape Plans. No exterior lights shall be permitted which in the opinion of the ARB would create a nuisance to the adjoining property owners and exterior spotlights are discouraged.
5. Driveways and walkways should be designed and constructed according to Section 11.1.6 of the DCR. Particular care should be given so that plans for driveway parking pads include appropriate landscape screening. The ARB must approve all landscape designs and plans. Driveways should curve along the contours of the land. Right angle turns are to be avoided. Driveways may extend no closer than five (5) feet from the property line. A minimum turning radius will be required between the front edge of the garage and the far edge of the driveway. This distance shall be a minimum of thirty (30) feet.
6. Driveways shall be paved with one of the following surfaces Possible surfaces include asphalt, concrete, concrete with aggregate surface and concrete pavers. Brick inlays or brick edgers are encouraged. Colored concrete is discouraged.
7. Where possible, access to corner lots shall be from the least traveled street.

## **7.0 SITE REQUIREMENTS: MISCELLANEOUS**

### **7.1 OUTDOOR LIVING AREAS, SWIMMING POOLS, SCREEN ENCLOSURES**

1. Generously proportioned porches and terraces will encourage frequent use. Outdoor living is comfortable throughout most of the year. To roof an outdoor area extends the time it can be fully utilized. The shade and shadows created by porches and roof overhangs soften the rigid lines of a structure. Concrete patios do not work well on a sloping land. Wood decks provide a more desirable outdoor area and will weather more subtly than concrete. The use of stone or brick terraces is also recommended.
2. The elevation of the top of any swimming pool or hot tub construction on any lot should not be over two (2) feet above the natural grade unless integrated into terraced construction and receive ARB approval. No above-ground pools are permitted.
3. Swimming pools and hot tubs shall not be permitted on the street side of the residence unless properly concealed.
4. Swimming pools will be surrounded by a fence acceptable to the ARB. Hot tubs should be screened or walled from adjoining properties. Appropriate evergreen shrubbery is required; if trellis fencing is used, additional plant material will be required.
5. Swimming pools, pool decks, screen enclosures, or patio/decks shall be located within the building envelope.
6. Screen enclosure materials and colors must be approved by the ARB. Submit materials and colors for ARB approval.
7. Screen enclosures must not be visible from the street in front of the residence unless approved by the ARB.

### **7.2 MAILBOXES**

All mailboxes and address designations shall be of the standard design, materials and locations approved by the ARB. It is the builder's responsibility to order, purchase and install the mailboxes. The mailboxes can be ordered through Mel Northey Co., telephone 1-800-828-0302, Model #5519A.

### **7.3 FENCES**

1. Fences shall not be allowed in the rear of golf course or lakefront lots, provided however, that village home lots and common cottages shall have such fences. Side and rear fences are permitted within the building envelope on interior lots with prior approval of materials, height and construction appearance by the ARB. Invisible dog

fences are permitted. The associated flags should be removed within thirty (30) days.

#### **7.4 ACCESSORY STRUCTURES & UTILITIES**

1. Accessory structures, such as playhouses, tool sheds, doghouses or dog-runs, shall not be permitted unless specific written approval of the ARB is obtained.
2. Playground equipment such as a swing set or climbing apparatus shall be of high quality materials in the least obtrusive colors available. The location, materials and colors of any proposed outdoor play equipment are subject to ARB approval.
3. All basketball goals must meet the approved basketball goal standards see Exhibit I. Soccer goals and the proposed location must be specified on the site and landscaping plans and are subject to approval.
4. Portable equipment and temporary exercise apparatus shall be stored out of sight except when in use.
5. Decorative yard objects, if displayed, shall be in keeping with the character of the neighborhood and adjacent homes.
6. ARB approval of any dish is required prior to installation. Satellite dishes not to exceed 36” inches in diameter are permitted. Under no circumstances may trees be removed for the purpose of improving the effectiveness of satellite dish reception. Other outdoor antennas are not permitted.
7. A flagpole for display of the American flag shall be permitted, subject to ARB approval of the size, placement, color, finish and design. No flagpole shall be used as an antenna.
8. No clothes lines shall be allowed.
9. All garbage containers, AC compressors, water softeners, pool pump equipment, etc. shall be out of site if located in rear yards or side yards and they shall be screened or walled from front streets golf courses and adjoining properties as required by the ARB.
10. Tennis courts are not permitted on any lot.
11. All utilities shall be underground.
12. It is required that Well Pressure Tanks be located in the crawl space or garage on golf course view lots. On non-golf course view lots, the pressure tank must be recessed/sunken and shown on all landscape plans and must follow Southern Pines code. The ARB will determine and define an “approved” well cover.

13. Posts to mark lot corners for golf front lots (optional) are to conform to size and height and paint color.

## **7.5 BANNERS, SIGNS, LETTERS**

All banners, signs and letters of any kind and nature shall be approved by the ARB before installation. Builder's signs must conform to the guidelines established by the ARB. All banners and flags, not to exceed 15 square feet in size, representing a school or athletic team shall be permitted with ARB approval for display for one day before the event and be removed one day after. Decorative banners may be displayed with prior ARB approval.

## **7.6 VEHICLE PARKING**

Applicants will not be permitted to park any commercial vehicle, boat, truck, van, trailer, camper, mobile home, tractor, bus, farm equipment, recreational vehicle, off-road vehicles, trailer coach or similar vehicle for a period over twenty-four (24) hours on any building site or common area unless such vehicle is parked inside a totally enclosed structure. Street parking of all of the above is prohibited. Automobiles are to be parked on paved surfaces of driveways. Parking off the paved surfaces or on streets is prohibited.

## **8.0 CHANGES TO EXISTING HOMES**

### **8.1 ADDITIONS**

Homeowners considering changes, modifications and improvements to **existing** homes or landscaping should consult with the ARB to determine the design documents required. No work shall commence without the approval of the ARB. This includes, but is not limited to, repainting (house, doors, windows, shutters and trim) using color(s) not originally approved. Landscaping changes must be submitted for approval.

## **9.0 CONSTRUCTION SITE REQUIREMENTS**

1. All job sites will be kept in a clean and orderly condition. No materials will be stored or placed in the swale or right-of-way areas or golf course frontages.
2. Construction hours are 7:00 AM to 6:00 PM Monday through Friday and 8:00AM to 12:00 PM Saturday. Builders must make special arrangements for any additional work by

requesting approval from the ARB before 3:00 PM on Friday. No construction work is to be done on the following days: Sundays, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas Day and New Years Day.

3. On-site building materials shall be limited to those required for remaining construction at that site. For example:

- a. Quantities of concrete block shall not be maintained on-site after completion of the foundation.
  - b. Surplus bricks, sand and mortar mix shall not be retained on-site after completion of the masonry work.
  - c. No building site shall ever be used as a storage site for vehicles or equipment not being used in current construction activities.
4. No construction vehicles are to be parked overnight anywhere in Mid South Club. Such vehicles are subject to towing at the owner's expense. Exceptions can be made for the temporary parking of bulldozers and heavy equipment used for site clearing and foundation work, mortar mixers, fork lift trucks and small tractors used for final grading. No such vehicles shall be parked outside the property lines of the job.
  5. Construction trailers of any type (used as an office or for storage of construction materials) are not permitted. Small tool trailers are permitted and must be placed/parked in an unobtrusive area on the work site. Port-a-johns must be screened with green lattice between three (3) posts and setback a minimum of twenty (20) feet from the curb.
  6. All builders are required to use dumpsters or other appropriate containers for collecting scraps of building materials, including lunch trash, bottles and cans. These containers must be kept on site and emptied when the debris accumulates to a visible height of more than one (1) foot above the sides.
  7. Contractors shall be responsible for the repair of any damage to adjacent property occurring during construction. This includes, but is not limited to, such things as disturbed easements or rights-of-way on adjacent/across the street areas caused by vehicle parking, street or curb damage and live tree/vegetation damage.
  8. No alcoholic beverages or illegal drugs are permitted on job sites.
  9. The playing of loud music that may be annoying to residents is prohibited.
  10. Any agents, subcontractors and employees of Builders who violate construction site requirements or any other ARB criteria may be removed and prohibited from entering the Mid South Club by the Developer and the ARB.

## **10.0 PREFERRED BUILDERS**

A major factor in achieving the goal of assuring an attractive, compatible and aesthetically pleasing community at Mid South Club is the quality of the builders involved in creating this community.

To this end, the ARB is establishing the criteria necessary to guide builders in becoming *PREFERRED BUILDERS* at the Mid South Club. This designation is not intended to guide owners

toward any particular builder, nor is it intended to guarantee the work of any builder, but it is intended to indicate our experience with such builders in the past. Among the indicators of such builders are:

- A. Approved Builder Program Requirements (Exhibit E)
- B. Past building experience at the Mid South Club
- C. Record of cooperation of builder with ARB in following Construction Site Guidelines outlined herein.
- D. Availability of references from past owners at Mid South Club.
- E. Record of past timeliness of actions required by ARB, and cooperation of builder in corrective actions.

The *PREFERRED BUILDERS* list is subject to review by the ARB.



# MID SOUTH CLUB

## EXHIBIT A - Construction/Alterations

### APPLICATION FOR RESIDENTIAL CONSTRUCTION / ALTERATIONS

Submit to: **THE ARCHITECTURAL REVIEW BOARD**

Name and Current Address of Property Owner:	Mid South Club Lot Number:
Telephone	Mid South Club Street Number

Name and Address of Architect:	Submitted By:
Telephone	Date:

Name and Address of Contractor:	Contractor's NC License Number:
	Plans Submitted Are:
Telephone:	Preliminary <span style="margin-left: 100px;">Final</span>
Estimate Begin Construction:	Estimate Complete Construction:

Name and Address of Landscape Firm:	Submitted by:
Name of Licensed Irrigation contractor	
Telephone:	

*I certify that I have read and understand the Community Charter for Mid South Club and the ARB Design Guidelines and Procedures and the proposed construction is in accordance with Guidelines except as noted.*

Submitted by: \_\_\_\_\_

Property Owner	Date
Architect	Date
Contractor	Date

Exhibit A (continued)

1. Plans submitted are: Preliminary \_\_\_\_\_ Final \_\_\_\_\_

2. Type of Improvement: New Home  
 Other: \_\_\_\_\_ Please describe \_\_\_\_\_

3. Has a structure been previously constructed from these plans in this area:  
 No \_\_\_\_\_ Yes \_\_\_\_\_ Location \_\_\_\_\_

4. Is this construction for speculative purposes? Yes \_\_\_\_\_ No \_\_\_\_\_

5. Estimated Beginning Construction Date: \_\_\_\_\_

6. Estimated Completion Date: \_\_\_\_\_

7. What is the finished floor elevation? \_\_\_\_\_ feet above MSL

8. What is the HEATED AREA of this structure? \_\_\_\_\_ Sq.Ft.

GARAGE AREA of this structure? \_\_\_\_\_ Sq.Ft.

PORCH/PATIO/DECK AREA of this structure? \_\_\_\_\_ Sq.Ft.

TOTAL SQUARE FEET \_\_\_\_\_ Sq.Ft.

9. Exterior Materials: Specify colors and materials to be used. Please submit samples of colors on the materials that will be used.

10. A Review Fee and Compliance Deposit as set by the ARB will be charged the day you receive your Mid South Club Building approval. These fees are payable to Mid South Club Property Owners Association, and must be paid at the Administrative Office.

**For Architectural Review Board Use Only**

Housing Type:	Preliminary Approval Date:
Stake-Out Approval Date:	Final Approval Date:
Mid South Club Building Permit #:	Application Fee Paid Date:

# EXHIBIT B - Design Summary

## APPLICATION FOR APPROVAL of DESIGN SUMMARY

Submit to:

THE ARCHITECTURAL REVIEW BOARD

APPLICANT PLEASE COMPLETE:

Property Owner:

Name: \_\_\_\_\_

Lot Number /Mid South Club Address \_\_\_\_\_

Current Address: \_\_\_\_\_

ATTACHMENTS:

- \_\_\_\_\_ 1. Site and Grading Plans, including all structures, topography, tree survey, erosion control plan, and drainage details.
- \_\_\_\_\_ 2. Building Plans, including exterior elevations (showing site slope), floor plans, building sections, and specifications.
- \_\_\_\_\_ 3. Engineering Plans, including location of utilities and connections.
- \_\_\_\_\_ 4. Completed presentation with samples of all exterior materials and finishes and photos of doors, windows, and lighting fixtures. SEE BELOW
- \_\_\_\_\_ 5. Landscape Plan, including irrigation plan and landscape lighting. USE SEPARATE SHEET.

Submitted by: \_\_\_\_\_

Property Owner --Date

\_\_\_\_\_  
Architect--Date

\_\_\_\_\_  
Contractor--Date

\_\_\_\_\_  
Landscape Architect—Date

\_\_\_\_\_  
Irrigation Contractor--Date

Exhibit B (Continued)

Exterior Materials:

	Type & Manufacturer	Color
Brick		

Siding		
Stucco		
Roofing		
Fascia & Trim Soffits		
Gutters		
Shutters		
Doors		
Windows		
Garage Doors		
Fences/Walls		
Patios/Decks		
Driveway		
Exterior Lighting		
Other		
Other		
Other		

**MID SOUTH CLUB**  
**EXHIBIT C**  
***CERTIFICATE OF COMPLIANCE***

The Undersigned certify to the Mid South Club Architectural Review Board (The "ARB") that the Building Structure and Other Improvements (The "Improvements") situated at

---

Lot # and Street

in the Mid South Club have been constructed or altered (circle one) in accordance with the recorded Covenants running with certain lands in the Mid South Club affecting such lot, as amended to date, copies of which Covenants the Owner hereby acknowledges receiving.

The Undersigned further certify that the Improvements have been constructed in accordance with the final plans and specifications heretofore filed with and approved by the ARB on \_\_\_\_\_, 200\_\_; that the Architect, the Contractor and the Landscape Architect executing this Certificate have conducted a final inspection of the Improvements; and that the Improvements meet the Guidelines, Criteria and Requirements set forth by the ARB in its approval of the plans and specifications, except the deviations from the ( ) Architectural Plans or ( ) Landscape Plans as set forth on the attached Schedule of Deviations, Exhibit D. The Architect and Landscape Design Firm certify that the deviations from their respective plans meet the architectural guidelines, are in keeping with the design theme, and are not significant, except as noted on the Schedule. These deviations have been previously noted and accepted by the ARB.

Witness the Hand and Seal of each of the Undersigned this \_\_\_\_\_ Day of \_\_\_\_\_, 200\_\_.

OWNER: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

LANDSCAPE DESIGNER: \_\_\_\_\_

TYPE OF IMPROVEMENTS: \_\_\_\_\_

Filed with and accepted by the Mid South Club Architectural Review Board this \_\_\_\_\_ Day of \_\_\_\_\_, 200\_\_.

---

CHAIRMAN, THE MID SOUTH CLUB ARCHITECTURAL REVIEW BOARD

## THE MID SOUTH CLUB

### EXHIBIT D

#### **SCHEDULE OF DEVIATIONS—CONSTRUCTION / ALTERATIONS**

The undersigned respectfully certify to the Mid South Club Architectural Review Board (The "ARB") that they have made a final inspection and that to the best of their knowledge, through observation, the building structure and other improvements on

---

Lot # and Street

deviate from the approved plans and specifications as follows:

( ) Architectural Plans:

Significant  
Deviation

- \_\_\_\_\_ 1. \_\_\_\_\_
- \_\_\_\_\_ 2. \_\_\_\_\_
- \_\_\_\_\_ 3. \_\_\_\_\_
- \_\_\_\_\_ 4. \_\_\_\_\_
- \_\_\_\_\_ 5. \_\_\_\_\_

Attach additional sheets, drawings, or color or material samples as needed to specifically identify change.

( ) Landscape Plans:

Significant  
Deviation

- \_\_\_\_\_ 1. \_\_\_\_\_
- \_\_\_\_\_ 2. \_\_\_\_\_
- \_\_\_\_\_ 3. \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ DATE: \_\_\_\_\_

LANDSCAPE: \_\_\_\_\_ DATE: \_\_\_\_\_

## EXHIBIT E

### **APPROVED BUILDER PROGRAM REQUIREMENTS**

All builders proposing to begin construction with the Mid South Club must apply for approval through the Architectural Review Board. The following items must be submitted and approved prior to the commencement of construction and the issuance of a Mid South Club building permit.

1. Builder must be licensed in the State of North Carolina for no less than five (5) years.
2. Three (3) written letters of reference from former clients accompanied by photographs of three

- homes.
3. An intermediate or unlimited license in good standing.
  4. Resume

This information will be submitted to:

The Mid South Club  
Architectural Review Board  
P. O. Box 8000  
Pinehurst, NC 28374

The ARB will review the application in its scheduled meeting and inform the builder of status in the Approved Builder Program.

NOTE: There is a required builder sign, which must be ordered through Sandhill Signs, 910.944.6004 and displayed on each lot. The cost is \$175.00 per sign and payment is required at the time of order. Construction and delivery of these signs take approximately 2-3 weeks.

### **Exhibit F**

#### Mid South Club Basketball Goal Criteria

- Must be embedded in concrete and removable when the home transfers.
- A minimum 4" base or larger is required and painted dark green or black.
- Glass backboards with a minimum 54" are standard and larger are acceptable.
- Must be kept in good repair and condition and no additional apparatus can accompany.
- Painting or decals to a driveway are not permissible.
- Must be removed when the house transfers unless being sold with the house.

### **Exhibit G**

American Standard for Nursery Stock Deciduous Shade and Flowering Tree

<b>Single Stem Trees Type 1,2 &amp; 3 Minimum Ball Diameter</b>	<b>Approximate "To" Trailer Load</b>	<b>Sizes / Height</b>	<b>Approximate Weight</b>
10"		2' - 3'	30lbs
12" 1/2" - 3/4"		3' - 4'	45lbs
15"			75lbs
16" 1 - 1 1/4"		7' - 9'	100lbs
18" 1 1/4 - 1 1/2"	250	8' - 10'	150lbs
20" 1 1/2 - 1 3/4"	150	10' - 12'	200lbs
22" 1 3/4 - 2"	125	10' - 12'	260lbs
24" 2 - 2 1/4"	92	12' - 14'	300lbs
26"	84		450lbsw

Caliper measured as per *American Standard for Nursery Stock*, 6" above ground level up to and including 4" caliper, 4 1/2" caliper begin measuring 12" above ground level.

Depth of ball approx. 2/3% of diameter normally or sufficient depth so as to encompass the fibrous and feeding root system necessary for recovery of plant.

## **Exhibit H**



<b>Type 0 and Type 1</b> Measurement Designates Greater of Height or Spread		<b>Type 2</b> Measurement Designates Height		<b>Type 3</b> Measurement Designates Height		
Minimum Plant Size	Maximum Plant Size	Minimum Plant Size	Maximum Plant Size	Minimum Plant Size	Maximum Plant Size	Container Class
3"	15"	6"	15"	6"	15"	1
6"	18"	12"	18"	15"	24"	2
9"	24"	15"	24"	18"	30"	3
12"	3'	18"	3'	24"	4'	5
		24"	4'	30"	5'	7
		3'	6'	3'	7'	10
		4'	8'	4'	10'	15
				5'	12'	25

Type O plants are shown at full growth at end of growing season. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots in 2" increments rather than by the height of the plant.

<b>Fabric Bag Sizes - Deciduous Shrubs</b>	
Maximum Shrub Height	Min. Recommended
3'	10"
4'	12"
5'	14"
6'	16"
8'	18"
10'	22"
12'	24"

These specifications are for deciduous shrubs field grown in fabric bags, commonly called grow bags.

The table above recommends the maximum height For deciduous grown, in-ground fabric bags.

### **Exhibit I**

### Container Class Table

Container Class	Container Volume		Wooden Box Size Equivalent
	Cubic Inches Min - Max	Cubic Centimeters Min - Max	
#SP1	6.5 - 8	106 - 131	
#SP2	13 - 15	213 - 246	
#SP3	20 - 30	328 - 492	
#SP4	51 - 63	836 - 1033	
#SP5	93 - 136	1524 - 2229	
#1	152 - 251	2492 - 4115	
#2	320 - 474	5246 - 7770	
#3	628 - 742	10,285 - 12,164	
#5	785 - 1242	12,860 - 20,360	
#7	1337 - 1790	21,913 - 29,343	
#10	2080 - 2646	34,090 - 43,376	
#15	2768 - 3696	45,376 - 60,589	
#20	4520 - 5152	74,096 - 84,457	20 - inch box
#25	5775 - 6861	94,669 - 112,472	24 - inch box
#45	9356 - 11,434	153,317 - 187,377	36 - inch box
#65	13,514 - 16,517	221,456 - 246,051	42 - inch box
#95/100	20790 - 25410	340,686 - 416,394	48 - inch box

### In-ground Fabric Bag Specifications

Recommended minimum fabric bag diameters, depths and cubic volumes are as follows:

Fabric Bag diameter	Fabric Bag Depth	Fabric Bag Volume
10"	11"	864 ci
12"	11"	1244 ci
14"	13"	2001 ci
16"	13"	2614 ci
18"	15"	3817 ci
20"	15"	4712 ci
22"	17"	6462 ci
24"	17"	7691 ci