Carolina Equestrian Village Architectural Review Committee Policies and Procedures

Approved by the Carolina Equestrian Village Owners Association Board of Directors on June 5, 2012; amended on September 4, 2012; and as amended on June 21, 2023.

I. Architectural Review Committee

A. Introduction and Purpose

Carolina Equestrian Village is committed to the maintenance of a private, gated, residential, horse-oriented community in a country setting of enduring quality. The intent of the Architectural Review Committee (ARC) is to promote growth within the community with attention to the natural attributes of the surrounding countryside and deter from a traditional suburban development approach.

One of the most effective methods of assuring the protection of the community concept, lifestyle, and property values are through the establishment of standards of design review. In order to accomplish this objective, the ARC was established to review applications and design documents for all new construction, including landscaping and external alterations, modifications, or changes to existing properties. Each application will be evaluated on its own merits with reasonable flexibility for design function and creativity, using this document as the general basis for review.

The ARC will not promote stylized standards on how a house should look. The purpose of these policies and procedures is to establish flexible design guidelines. Important considerations applying to new construction are exterior elevations and landscaping. Design consideration should be given to all elevations of a home. An attempt should be made to retain as much of the natural beauty as possible.

Property Owners considering renovations, modifications, and/or improvements to the exterior existing residence, patios, decks, driveways, or landscaping must submit an application. No work shall commence without the approval of the ARC. This includes but is not limited to, repainting (house, doors, windows, shutters, and trim) using color(s) not originally approved. Landscaping changes requiring ARC approval are identified in Section V. Failure to obtain approval prior to the beginning and/or completion of an

unapproved project can result in the levying of fines and/or the requirement of you to restore the property to the condition it was prior to the start of the unapproved project.

In order to receive design approval for new construction or external alterations for existing homes, appropriate plans and details must be submitted to the ARC for approval in accordance with the provisions contained in this document. The ARC has the exclusive right to reject any site, building, or landscape plan. House plans should be designed in such a way as to avoid repetitious designs within CEV. Similar designs are discouraged and subject to disapproval without sufficient variations in exterior colors, materials, and exterior elevations. The approval of plans for a house on one site does not automatically imply approval for a house on another site.

B. Organization

The ARC is comprised of a minimum of two (2) members, who will be nominated from a list of candidates drawn from the total membership of the Carolina Equestrian Village Owners Association, who are members of good standing, to be approved by vote at the annual meeting members shall hold term for three years. A third member of the ARC will be the Chairperson of the ARC, who shall be a member of the Board of Directors, and who is appointed to the ARC by the Board of Directors. Each member of the ARC shall have an equal vote. The Chairperson shall vote, and the majority of votes shall constitute a decision for the approval or denial of an application.

The ARC shall meet in a timely manner to review applications the ARC has no obligation to approve applications or variances prior to purchasing a property.

C. Responsibilities

The ARC is empowered to perform the following functions:

1. To review all design and construction applications for compliance with design review criteria and with the requirements of the Declaration of Covenants and Restrictions for Carolina Equestrian Village.
2. Ensure that all properties are properly maintained during the construction phase.
3. To monitor violations of design review criteria and notify the Board of Directors of the association of such violations.
4. To notify applicants whose plans and specifications have been disapproved, and to provide reasonable assistance and recommendations for adjustments to bring applications into compliance with design review criteria.
5. To maintain a file of applications, design documents, and related records.
6. To inform members of the association through the Board of Directors regarding the activities of the ARC.

II. Design Approval Process

A. Applicant's Responsibilities

The applicant's responsibilities include, but are not limited to the following:

1. The performance and 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, grading requirements, and all surface and subsurface soil conditions.
4. Determination of the structural, mechanical, electrical, and all other technical aspects of a proposed design.
5. Compliance with the Covenants and Restrictions of Carolina Equestrian Village as well as ARC criteria.
6. The accuracy of surveys and stakeouts and setbacks (Building Envelope).

B. Design Review

Upon receipt of a properly completed application, one set of plans and specifications required CEV Forms, and a construction bond; the ARC will review the applicant's plans and specifications and render one of these decisions in writing:

1. Approved. If the application is approved, with or without comments, the applicant may proceed with construction activities.

2. Disapproved. If an application is disapproved, an applicant must make appropriate changes and resubmit the plans and specifications for approval.

3. Conditionally Approved. If an application is conditionally approved, the applicant may proceed with construction by acknowledging acceptance of the conditions of approval specified by the ARC.

Applications for design review will be returned with the ARC decision and comments signed by the Chairperson of the ARC (or his/her designee) on the design documents. One set of plans and specifications will be retained by the ARC and filed in CEV records.

C. Appeal

If an application has been denied for any reason, the applicant may request a hearing before the ARC. After the hearing, the ARC will review its decision and notify the applicant of their final decision on the appeal within five (5) days of the hearing. The decision of the ARC may be appealed in a written request to the CEVOA Board of Directors. After receipt of a written request for the appeal of an ARC decision, the Board of Directors will allocate time to the next regularly scheduled monthly meeting for a hearing of the appeal. The deliberation of the Board of Directors will take place in an

"Executive Session" without association members present. The board will notify the applicant in writing of their decision within five (5) days after the meeting.

D. Expiration of Approval

Applicants have one (1) calendar year from the date of receipt of their Construction Approval Certificate (CEV Form C) to complete the project. Time extensions may be granted by the ARC if a written request is received prior to the expiration of the approval period. Failure to complete a project within the one (1) year time limit without receiving prior approval for an extension from the ARC will automatically revoke approval.

E. Construction Changes

All exterior construction must be completed in accordance with the approved application and design documents. Exterior changes shall receive prior approval from the ARC. Applicants requesting design change approvals should consult with the ARC to determine the design documents required, if any, for change approval.

F. Construction Inspections

The ARC will make periodic inspections of the construction site while construction is in progress to determine compliance with the approved design documents and construction site requirements. The ARC is empowered to enforce its policy (including actions in a court of law) to ensure compliance.

G. Contractor/Builder Responsibilities

Property owners will be given a temporary gate code to be used by the builder, subcontractors, and material suppliers during construction to provide access to Carolina Equestrian Village. Property owners are responsible for any damage to CEV property and roadways caused by the actions of any builder, subcontractor, supplier, or agent. All builders are required to provide the ARC with a 24-hour emergency contact phone number. Construction signage must conform to CEV covenants.

All job sites will be kept in a clean and orderly condition. An on-site trash receptacle is required for new home construction. Debris shall be picked up daily. No waste building material is to be burned on-site.

No alcoholic beverages or illegal substances are permitted on job sites or persons that are under the influence of said substances.

Work hours are from the time of 7 am - 7 pm Music should not become a nuisance to the community.

The commencing of burning lot clearing materials shall be approved by ARC by variance with a burning permit.

Erosion control measures shall be installed as necessary to control erosion and prevent runoff onto adjoining properties, lakes, or roadways. Silt screens must be installed and maintained in areas subject to washout. Erosion or sediment caused by construction activities shall be promptly corrected and removed from adjoining properties, drainage ditches, and roadways. All disturbed right-of-way areas shall be repaired and reseeded upon completion of construction and prior to final approval of the ARC.

H. Variance Requests

It is recognized that unusual building situations and unforeseen circumstances could result in an acceptable variance to published design guidelines. All variances must be requested in writing, stating the circumstances requiring the variance, and forwarded to the ARC. A variance will require the approval of the ARC.

III. Design Approval Requirements

The following is an outline of the requirements for obtaining design approval. The ARC meets on an "as needed" basis. The applicant or the applicant's agent must contact a member of the ARC or Board of Directors Chair to apply for proposed construction.

Application for initial home construction must include a check for $2000. This check is a non-refundable road usage assessment fee. A 500.00 refundable check that will be placed in a non-interest-bearing account could be required for any other large-scale project that could cause road damage this shall be assessed by the ARC committee. Checks should be made payable to Carolina Equestrian Village is required prior to the start of any new residential construction. The construction bond will be kept in a non-interest-bearing account until the completion of construction and final inspection approval. Forfeiture of all or a portion of the construction bond may be assessed by the ARC for the failure of the contractor/builder to fulfill his responsibilities as indicated in Paragraph II.G above. Additional claims against the builder/contractor/owner may be made if the construction bond is insufficient to cover the cost of damages to CEV property incurred during the construction process.

Application for the addition to the home structure (the addition of a closed structure that will be permanently attached to the home) must include a check for $250 payable to Carolina Equestrian Village. This security payment is fully refundable upon ARC's final observation if the project has been completed and approved and without impact on the environment or surrounding area.

For new residential construction, the applicant or the applicant's agent must submit one (1) set of construction plans containing the following:

1. A site plan showing property lines, building setback limits, easements, rights-of-way, dwelling perimeter, roof line/overhang, patios/decks, driveways, walkways, and finished grade topography at one (1) foot contours.

2. Floor plans
3. Exterior elevation drawings with finished grades including wall and roof composition and colors for all sides.
4. Landscape plan showing drainage pattern,
5. Well and Septic and Building Permits

In addition to the construction bond and one complete set of construction plans the applicant or the applicant's agent must submit the following:

1. Carolina Equestrian Village Building Application, CEV Form A
2. Architectural Review Committee Statement of Understanding of Approval of Property Owner's Submission, CEV Form B
3. Owner to Act as General Contractor Construction Agreement, CEV Form D (If Applicable)

A. Rules Enforcement

Each property owner and each lessee, tenant, or occupant of a CEV residence is bound to comply with applicable laws and with the ARC Policies and Procedures and the Covenants, Conditions, and Restrictions of the CEVOA, (Article IV, Section 18) including the Rules and Regulations included as an addendum to the CEVOA. Failure to do so shall be grounds for the CEVOA to recover damages to assure compliance with these documents. Pursuant to N.C. GEN STAT. 47F-3-102, appropriate sanctions hereunder may include suspension of community services or privileges or fines up to a maximum of 100.00 per day that the violation persists after the elapse of (5) days after the decision that the violation occurred. (Such fines shall be assessments secured by liens pursuant to N.C. GEN STAT. 47F-3-116).

B. Complaint Process

1. Complaints may be brought to the ARC chair and the committee will determine if any action is needed.
2. Complainant and Respondent if any will be notified of any actions or complaints.
3. The ARC will also make the CEV Board aware of the complaints and/or actions taken and turn to the Board for assistance if needed or further actions and determinations.

IV. General Design Guidelines

A. Exterior Appearance

The exterior architectural style and materials selected must be in design harmony, presenting and blending with the site and community structures. Front, rear, and side elevations will be reviewed for architectural design, materials, and appearance in terms of the overall dwelling and site. Desired exterior finishing materials include but are not limited to wood-masonry-stone-stucco. Other materials may be subjected to review.

Exterior surfaces twenty-four (24) inches or more above the finished grade shall be finished with an appropriate material. Exterior materials and colors shall be complementary to the architectural character of each dwelling unit and the community.

B. Dwelling Size and Setback Requirements

The minimum dwelling size for new residential construction is specified by the Covenants, By-Laws, Agreements, and Easements of the Carolina Equestrian Village Owners Association.

The work of construction, altering, or remodeling and building on any Lot or Lots shall be pursued diligently from the commencement until the completion thereof and shall be completed within one (1) year of the start of construction, no mobile home, cement block, or cement block chimney attached to any home, nor modular home will be allowed as a residential dwelling.

- **One Story or Split-Level Dwellings** The enclosed, heated living area (Exclusive of garages, porches, terraces, bulk storage, and basement) of one-story or split-level dwellings shall cover a ground area of not less than 1,700 square feet.

- **Story-and-a-Half Dwellings** The enclosed, heated living area (exclusive of garages, porches, terraces, bulk storage, and basement) of all story-and-a-half dwellings shall cover a ground area of not less than 1,500 square feet. All story-and-a-half dwellings shall have a minimum of 2,100 square feet of floor space in enclosed, heated living areas, except that if the ground area covered is at least 1,700 square feet, the requirement of the 2,100 square feet of the total living area shall not apply.

- **Two-Story Dwellings** The enclosed, heated living area, (exclusive of garages, porches, terraces, bulk storage, and basement) of all two-story dwellings shall cover a ground area of not less than 1,100 square feet. All two-story dwellings shall have a minimum of 2,200 square feet of floor space in enclosed, heated living areas, except that if the ground area covered is at least 1,700 square feet, the requirement of 2,200 square feet of the total living area shall not apply.

- All house plans must include provisions for a garage or carport. No Metal carport

Setback requirements from the property line as stated in the CEV Covenants are as follows:

Front and Rear: 50 feet
Sides: 20 feet

The above measurements are from the property lines and shall be known as the building envelope.

Variances may be made by the Architectural Committee for problem areas such as corner lots, lots with odd shapes, topography, and lots that are back-to-back.

If any Owner of two or more adjacent Lots shall prepare plans for the construction of a house on the line separating two or more such Lots, the Architectural Committee shall be authorized to release said easement, if it does not interfere with the Bridal/Walking Path or utilities or drainage.

C. Manufactured Homes, Trailers, Mobile Homes, Modular Homes, and Relocated Homes

ARC will not approve any of the defined structures.

A manufactured home, mobile home, or trailer for these purposes is defined as a manufactured building designed to be used as a single-family dwelling that has been constructed and labeled in indicating compliance with the HUD-administered National Manufactured Housing Construction and Safety Standards Act of 1974, all amendments thereto.

A modular home for these purposes is a manufactured building designed to be used as a single-family dwelling that has been constructed and labeled indicating compliance with the North Carolina State Uniform Residential Building Code, Volume VII, and all amendments thereto.

ARC Construction Application will not be accepted for relocated homes (existing structures) from an off-site location outside of CEV. A relocated home for these purposes is defined as the process of moving an existing house from one location to another.

C. Grading and Drainage

No bulldozing or clearing of trees shall be commenced until the plans have been submitted and approved by the ARC. Tree removal outside the terms listed in the CEVOA Covenants requires ARC approval.

Fill shall not be deposited at any location without prior ARC approval. Cut and fill should be replanted with plant materials that blend with the natural vegetation. Cuts and fills should be designed to complement the natural topography of the site. The applicant shall be responsible for grading and surface drainage so that surface runoff will not adversely affect adjoining watersheds or properties. The applicant shall provide such erosion control measures as may be required by the ARC.

D. Landscaping

Newly constructed dwellings should be landscaped to present a pleasing appearance from the front and sides of the house. Plants indigenous to the area are recommended to be utilized. Shrubbery should be used to screen all mechanical equipment if possible or another type of screening. Foundation plantings should be sized to be proportional to the wall foundation exposure.

Areas beneath the decks should be adequately screened from the front road access with special importance is decks, balconies, and porches over 3ft from ground.

E. Solar

Solar panel, skylights, and solar tube installation requires an application for existing homes or may be included in the design of a new home. A roof drawing showing the proposed installation will be required. The panel frames must be an approximate match to the color of the roof if applicable. All equipment or conduit installed on the exterior of the house must be painted to blend with the exterior color of the structure if applicable.

CEV will follow the most current NC General Statutes for updates on Solar Panels and restrictions for same.

F. Chimneys

- No cement block chimney attached to any home
- Chimney Spark Arresters are required on all dwellings with a chimney and outdoor chimney

G. Signs

- No advertising signs shall be permitted on any lot except one professionally lettered builder's identification sign during construction.
- No Realtor's signs permitted.

V. Alterations, Modifications, and Improvements

A. General Policy

Changes, modifications, alterations, and exterior improvements to existing homes must receive ARC approval. Owners desiring external changes, modifications, alterations, or improvements to existing homes should consult with the ARC to determine the documents required for approval.

B. Wells and Irrigation

Wells are currently the only source of potable water available in Carolina Equestrian Village. A licensed well-drilling contractor must drill wells and must meet the North Carolina Criteria and Standards Applicable to Wells and Moore County Standards

of Construction. Owners are advised that a permit from the Moore County Department of Health must be obtained before drilling commences.

No water for irrigation may be drawn from lakes within CEV.

C. Swimming Pools and Screen Enclosures

No swimming pools, or pool decks, shall be in all setbacks. Full consideration will be given to the safety aspects of all outdoor living areas, pools, pool enclosures, walks, and pathways. This includes the use of night lighting and ground/patio/deck elevation changes.

The elevation of the top of any swimming pool construction on any lot may not be over two (2) feet above the natural grade unless integrated into terraced construction. An above-ground pool is allowed so long as it is at the back or side of the property and is adequately screened. Pool enclosures must be neutral in color.

ARC recommends natural screening materials if possible.

D. Docks

Docks are permissible on the two association lakes. Docks must be situated at least twenty (20) feet from the side lot line. Materials used in dock construction must not pose a hazard of contamination of the lake. Docks may not extend into the lake further than fifteen (15) feet from the natural shoreline nor may they exceed twelve (12) feet in length parallel to the shoreline. Dock maintenance activities shall not contaminate the lake.

E. Utilities, Service Areas, Accessory Structures

Accessory structures such as playhouses, tool and storage sheds, dog houses, dog runs, satellite dishes, outside antennas, and flagpoles must have written approval from the ARC before installation.

All playground and/or athletic equipment shall be placed to the rear of the residence and require ARC approval.

All refuse containers, A/C compressors, water softeners, propane tanks, pool pump equipment, etc. shall be located on the side or rear yards within and be screened or walled from view from any roadway.

Owners shall be responsible for the underground installation of all utilities from the point of utility company connection to the residence. All utilities shall be underground except temporary electrical service for homes under construction.

Items such as clotheslines or other outdoor paraphernalia shall not be visible to the occupants of neighboring lots or the users of any roadway or recreation area.

F. Fences

Fences and retaining walls must be approved by the ARC before installation. When fencing is to be erected on the roadway side of a lot, the fence must be a minimum of three (3) feet from the end of the roadway easement. Multiple contiguous lots may be enclosed by a single perimeter fence.

No use of chain link fencing, chicken wire, snow fence, and barbed wire fences around the perimeter of any lot is prohibited. The use of welded wire fencing/horse fencing shall be used on roadside view if it is used conjoined with a wood screening (split rail/board fence style).

Fencing material shall not be fastened to natural objects such as trees, bushes, or rocks. All fences must be in good condition and maintained by the homeowner. Good condition is defined as no broken or missing rails or posts, or slacks in fencing.

G. Exterior Lighting

Spotlights and floodlights may not be used in any manner that unreasonably impacts adjacent property owners. No utility poles are allowed except in common areas.

VI. Approval and Agreement Documents

CEV Form A. Carolina Equestrian Village Building Application
CEV Form B. Architectural Review Committee Statement of Understanding for Approval of Property Owner's Submission
CEV Form C. Carolina Equestrian Village Architectural Review Committee Construction Approval Certificate
CEV Form D. Owner to Act as General Contractor Construction Agreement
CEV Form E. Owner Compliance Certificate
CEV Form F. Final Inspection and Certificate of Approval
CEV Form G. Architectural Review Committee Checklist

Carolina Equestrian Village Building Application

Date Submitted: _____
Lot Owner's Name: _____ Lot Number: _____
Current Mailing Address: _____
_____
Email Address: _____
Telephone Number: _____

New Construction _____ Remodeling _____ Addition _____
Other (Define) _____

If new construction, will home be your personal residence? Yes / No

Proposed Builder _____ Builder's Telephone Number _____

Total Square Footage Living Space _____ First Floor _____
Second Floor _____ Garage _____ Porches _____ Patios / Decks _____

Distance of Setbacks in Feet: Front _____ Rear _____ Left _____ Right _____

Are you aware of any drainage problems? Yes / No

Exterior Materials:

Walls _____Color _____
Trim _____Color _____
Chimney _____Color _____
Roof _____Color _____
Windows _____Color _____
Shutters _____Color _____
Doors _____Color _____
Foundation Facing _____Color _____
Driveway Material _____Color _____

Landscape plan attached. Yes / No

Architectural Review Committee Statement of Understanding for Approval of Property Owner's Submission attached (Required with initial application only)? Yes / No

one sets of house plans attached. Yes / No

Do these plans comply with ARC building guidelines? Yes / No

I agree not to make any changes in exterior plans and/or colors submitted or make any exterior additions without written approval of the Architectural Review Committee.

Owner's Signature: _____

ARC Approved on: _____ ARC Signature: _____

Final landscape, lighting, and irrigation plans (If applicable) due no later than: _____

CEV Form A

Architectural Review Committee Statement of Understanding for Approval of Property Owner's Submission

When you submit a request to the Architectural Review Committee (ARC) for the construction of any improvement on your property, you are responsible for ensuring that all information contained in the submission is correct; that plans and specifications meet all State and Local standards; and that the plans, specifications, and descriptions are accurate. You must provide all information relevant to the proposed improvement, including but not limited to the project location, property lines, septic, well, and easement locations. If the proposed improvement requires any State or Local construction permits, you are responsible for obtaining all appropriate permits and for keeping them current throughout the project.

In the event that you fail to adhere to the guidelines described above, the ARC is authorized to reject your request for improvement, revoke its approval of the improvement, and/or issue a "stop order" on further construction of the project. In the event a "stop order" is issued, you must cease all work on the project until the deficiencies are corrected and the ARC issues its approval for the work to resume. In the event the ARC issues a "stop order", it is not responsible for damages of any kind that may result from the cessation of work on your improvement.

It is the Architectural Review Committee's responsibility to interpret the Covenants and Restrictions, Rules, and Architectural Standards of the Carolina Equestrian Village (CEV) and to enforce those standards. It is not the responsibility of the ARC or CEV to evaluate any project to determine if it meets any State or Local standards or is constructed in accordance with your plans, specifications, or any State or Local rules, standards, or laws.

In the event it is discovered that your improvement is structurally defective or does not meet any State or Local standard, law, or rule, or the defect in the improvement poses a threat of harm or danger to the property of another owner or the common property of CEV, you must immediately correct the defect and protect any surrounding property threatened by the defective improvement.

I / We have read, understand, and agree to abide by the standards set forth above and understand that adherence to these standards is a condition to ARC approval of our submission for improvement to our property.

Date: _____ _____

Owner's Printed Name

_____

Owner's Signature

CEV Form B

Carolina Equestrian Village
Architectural Review Committee
Construction Approval Certificate

Date: _____ Re: Lot Number_____
Owner: _____
Builder: _____

To: _____
_____
_____

Reference enclosed Approved Building Application

The Carolina Equestrian Village Owners Association Architectural Review Committee approves your application for a Certificate of Approval subject to the following conditions, if any: _____
_____

You must commence any construction approved by this Certificate of Approval within one hundred eighty (180) days from the date of issuance of the certificate. In the event that such construction is not commenced within one hundred eighty (180) days, you must reapply to the Architectural Review Committee (ARC) for a new Certificate of Approval.

You must obtain a building permit before you begin any construction approved by this certificate where applicable. Any construction pursuant to this certificate must be done by you as the property owner(s) or by a licensed builder or contractor. The ARC may suspend and remove at your expense any work which is found to be inconsistent with the terms of this Certificate of Approval.

Neither the ARC nor any agent thereof shall be responsible in any way for any defects in any plans or specifications approved by this Certificate of Approval nor for any structural or other defects in any work done according to such plans and specifications. This approval signifies only that the plans or specifications comply with the policies and procedures of this document and in no way attests to the engineering or architectural soundness of the plans or specifications.

As the property owner(s), you are responsible for complying with the policies and procedures outlined in this document and with the compliance of your builder, contractor, subcontractors, suppliers, or any of your agents. Upon completion of your home, addition, or alteration, you must submit to the ARC a Certificate of Compliance, duly signed, as provided for in this document, and make a request for a final inspection by the ARC.

Completion Date: _____ _____
ARC Member Signature / Date

CEV Form C

Carolina Equestrian Village
Architectural Review Committee
Owner to Act as General Contractor
Construction Agreement

This agreement between the Carolina Equestrian Village Architectural Review Committee and _____ owner(s) of Lot Number_____ constitutes an agreement between said parties concerning the lot owner's intention to act as his/her/their own general contractor in the construction, addition, or alteration of his/her/their residence under the laws of the state of North Carolina.

In signing this agreement, said lot owner(s) understands and agrees to perform all normal and expected actions and accepts all relevant responsibilities that a duly licensed general contractor would perform

Additionally, the owner(s) acting as their own general contractor agrees to the following:

1. All relevant Moore County and North Carolina state regulations have and will be adhered to prior to and during the construction process.
2. All appropriate fees have or will be paid as due.
3. All appropriate bonds, in any form, have been duly provided for as required by all relevant agencies.
4. All Carolina Equestrian Village policies and procedures contained in the covenants and this document will be complied with accordingly.
5. That all road, landscape, and property damage caused by the lot owner's suppliers and subcontractors will be repaired or replaced at the owner's expense.

The low owner(s) signifies by executing this agreement that the lot owner(s) is solely responsible for meeting all legal obligations of all appropriate agencies as a general contractor-in-fact and no responsibilities accrue to the Carolina Equestrian Village Architectural Review Committee, other than the enforcement of this agreement and its published policies and procedures.

Date: _____ _____
Owner's Signature

CEV Form D

Carolina Equestrian Village
Architectural Review Committee
Owner Compliance Certificate

Date: _____

Architectural Review Committee
Carolina Equestrian Village
Carthage, North Carolina

Dear Committee Members:

This is to certify that construction/modifications/alterations of Lot _____ at Carolina Equestrian Village was completed in accordance with the plans and specifications approved by the Architectural Review Committee on _____. Any deviations or changes to such approved plans and specifications were submitted to the ARC and duly approved prior to such changes being affected in construction.

I further certify that every effort was made to handle any drainage problems on said lot, if applicable, and that construction site procedure were followed as established in this document.

Date: _____ _____
Owner's Signature

CEV Form E

Carolina Equestrian Village
Architectural Review Committee
Final Inspection and Certificate of Approval

Date: _____

Re: Lot Number _____
Owner: _____
Builder: _____

To: _____
_____
_____

The Carolina Equestrian Village Architectural Review Committee has inspected your new home, addition and/or alteration to assure compliance with the ARC policies and procedures and approves your new home, addition and/or alteration as follows:

( ) Without conditions or comment.

( ) Subject to the following:

_____
_____
_____
_____
_____
_____
_____

For new homeowners, we welcome you to the Carolina Equestrian Village community and hope that you enjoy your new home and new neighbors. We highly encourage you to provide feedback or suggestions to the Architectural Review Committee to improve the effectiveness of the residence approval, construction, and inspection process.

Date: _____ _____
ARC Committee Member

Reinspection:

Date: _____ _____
ARC Committee Member

Approval Granted Date: _____

_____
ARC Chairman Signature **CEV Form F**

Carolina Equestrian Village
Architectural Review Committee Checklist

Submittal Package

	Initial / Date
Construction Application	_____
One Full Sets of Plans	_____
Site Layout Plan	_____
Land Survey	_____
Erosion Control Plan	_____
Landscape Plan	_____
Construction Deposit Paid ($2000)	_____

Review Package

	ARC Member / Date
Square Footage	_____
Garage or Carport	_____
Foundation Elevations	_____
Setbacks	_____
Site Layout	_____
- Well Location	_____
- Septic Location / Leach Field	_____
- Erosion Control	_____
- Grading	_____
- Lot Clearing / Tree Removal	_____

Site Inspection

	ARC Member / Date
Property Corners / Lines Marked	_____
Trees Marked For Removal	_____
Verify Setbacks	_____
Port-a-John On Site	_____
Trash Removal Receptacle	_____
Erosion Control Established	_____
Site Layout	_____
- Well Location	_____
- Septic Location / Leach Field	_____
- Grading	_____
- Elevations	_____
Port-a-John Removed	_____
Trash Receptacle Removed	_____
Landscaping Completed	_____
Construction Deposit Returned	_____

CEV Form G