



Bridgewater North Architectural Review Committee Guidelines

General:

- Please also refer to Bridgewater North Subdivision Declaration of Covenants, Conditions and Restrictions for specific architectural and landscaping controls (section 8.2, section 10).
- Overall designs of homes should conform to a coastal or waterfront theme that fits the historic and traditional character of the area.
- Contemporary designs should be avoided.
- Bright primary colors for siding or shutters are not in keeping with the stoical waterfront or nautical character of the area and region.
- Homes should be diverse from the streetscape. Homes in a row should vary in styling and color.
- Any storage buildings, including barns/stables on lots where horses are permitted are also subject to ARC review. In general, these structures should be aesthetically pleasing and consistent with the historic and traditional character of the area.
- Future modifications to homes (e.g., new exterior colors, structural additions, etc.) must be reviewed by the ARC.

Street side elevation:

- Should have a front door which is the focal point of the street side elevation; some type of door glass, sidelites and/or transom is strongly encouraged.
- Should incorporate a covered porch.
- Steps should be a minimum of six ft. wide.

Water side elevation:

- Should include a covered porch and adequate windows to conform to the waterfront theme.
- Decks and patios should be appropriate to the style and size proportioned to the home.
- Decks should not give the appearance of "floating" or perching on "stilts." The ARC can provide suggestions for minimizing this.
- Steps should be a minimum of six ft. wide.

Porches:

- Should be integrated with the architecture in proportion, style and details.

- Wooden porch and stairway pickets and handrails should be painted or stained; other materials such as aluminum or wrought iron are also acceptable. Unfinished wood is not permitted except in deck flooring.

Garages:

- The garage design should be integrated with the architecture in proportion, style and detail.
- Garages are encouraged for storage of vehicles, lawn mowers, etc.

Roofs:

- Should reflect the character of the area and not draw attention to themselves through colors such as bright reds or greens.
- Solar panels should not be placed on roofs without express written permission or waiver from the ARC.

Foundations:

- All exposed foundation walls will be masonry.
- Exposed piers are not permitted.

Driveways:

- Driveways are to be a solid surface (concrete, asphalt, brick).

Landscaping:

- Should include plantings on all 4 sides, and at least two (2) 2" caliper trees on the streetscape.
- Downspout "spills" from gutters should either have a cement or river rock erosion control base or be tied into an underground controlled drainage system.
- Do not re-route natural drainage to adjacent properties. No area to have standing water.

Fencing:

- All fencing, including dog pens/runs, will be reviewed by the ARC. In general, above ground fencing is discouraged. Underground electric fencing is preferred.
- Water side fencing is not permitted.
- Privacy fences (e.g., 6 foot tall opaque fence) are not permitted.
- Chain link fences are not permitted.
- Fencing on lots where horses are permitted should be the same material as is used on the common areas.

Mailboxes:

- Per approved design. Contact Joe Sykes @ 252-945-1165.

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Miscellaneous:

- Swing sets, children's climbing equipment, children's wading pools should not be placed on the street side or side yards.
- Above ground swimming pools are not permitted. Designs for in-ground swimming pools must be reviewed by the ARC.
- No parking of vehicles in yards or off the paved drives.
- Trash and recycle receptacles should be stored out of sight from the street, waterfront, and adjacent lots, e.g., in the garage or a specially designed enclosure. A specially designed enclosure should be appropriate to the design and character of the home.