



PO Box 7122  
Jacksonville, NC 28540-2122  
(910) 455-6956 office  
(910) 455-6325 fax

## Contact Information Sheet

**Property:** 2004 YELLOWFIN DRIVE, NEW BERN, NC 28562

### Sydes Communities

Tony Sydes or Leah Quinn

Office Hours: Monday – Friday, 8am – 4pm

### Listing Agent Contact

Firm: **COLDWELL BANKER SEA COAST ADVANTAGE**

Agent: **LEONTINE ZAMBRANO**

Phone(s): **252-259-0374 OR 252-444-3333**

Email: **LeontineZambrano@SeaCoastRealty.com**

### Selling Agent Contact

Firm: \_\_\_\_\_

Agent: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Email: \_\_\_\_\_

### Buyer's Information

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

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

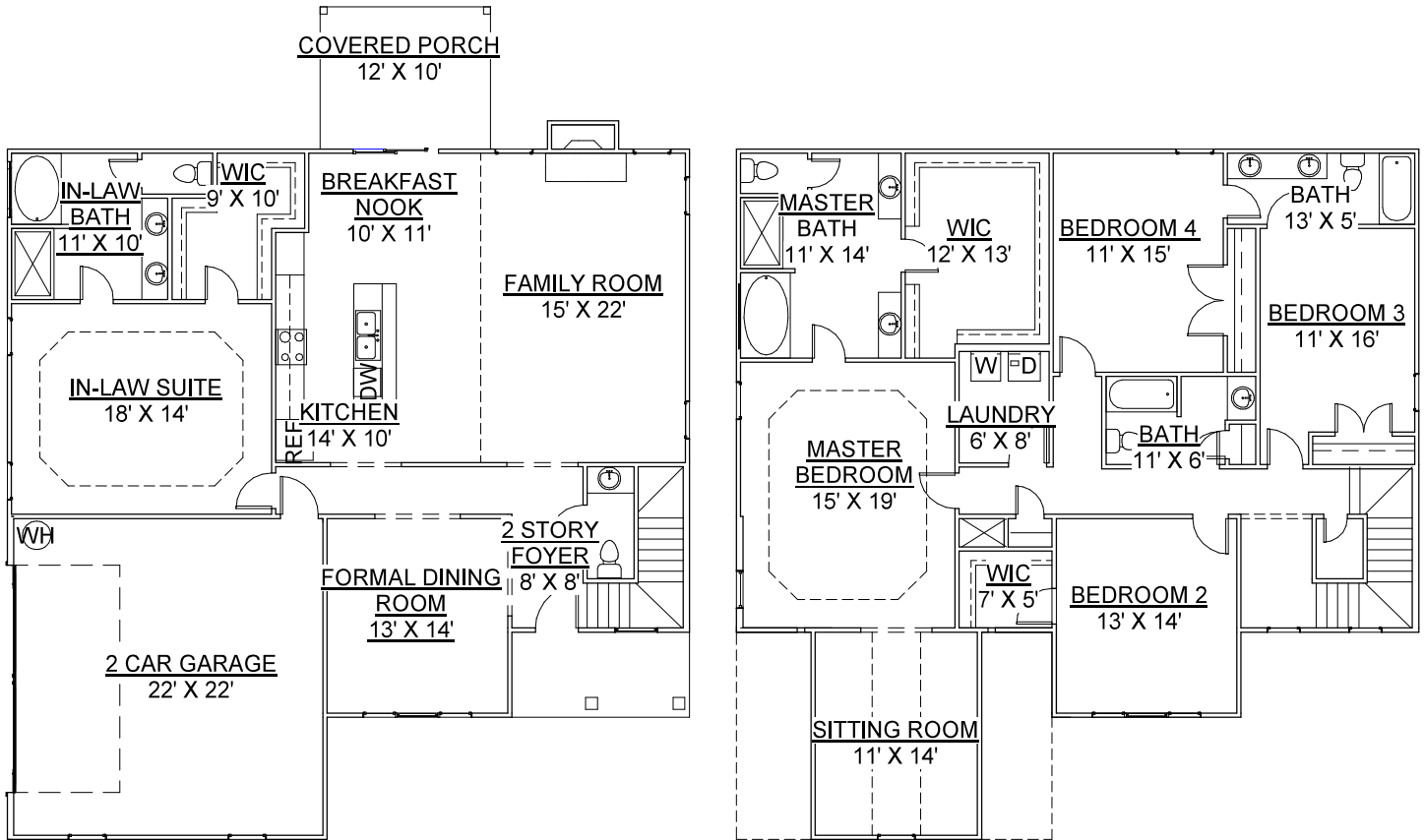
Phone(s): \_\_\_\_\_

Fax: \_\_\_\_\_

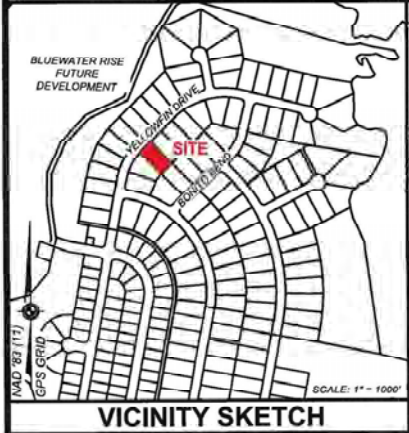
Email: \_\_\_\_\_

LAURA E 3317  
ELEV: B2

# 514 HUTTON POINTE AT BLUEWATER RISE



DISCLAIMER:  
ACTUAL FLOOR PLAN, INTERIOR AND EXTERIOR FINISHES, AND FEATURES  
MAY VARY DEPENDING ON SUBDIVISION SPECS AND BUYER CHANGES.



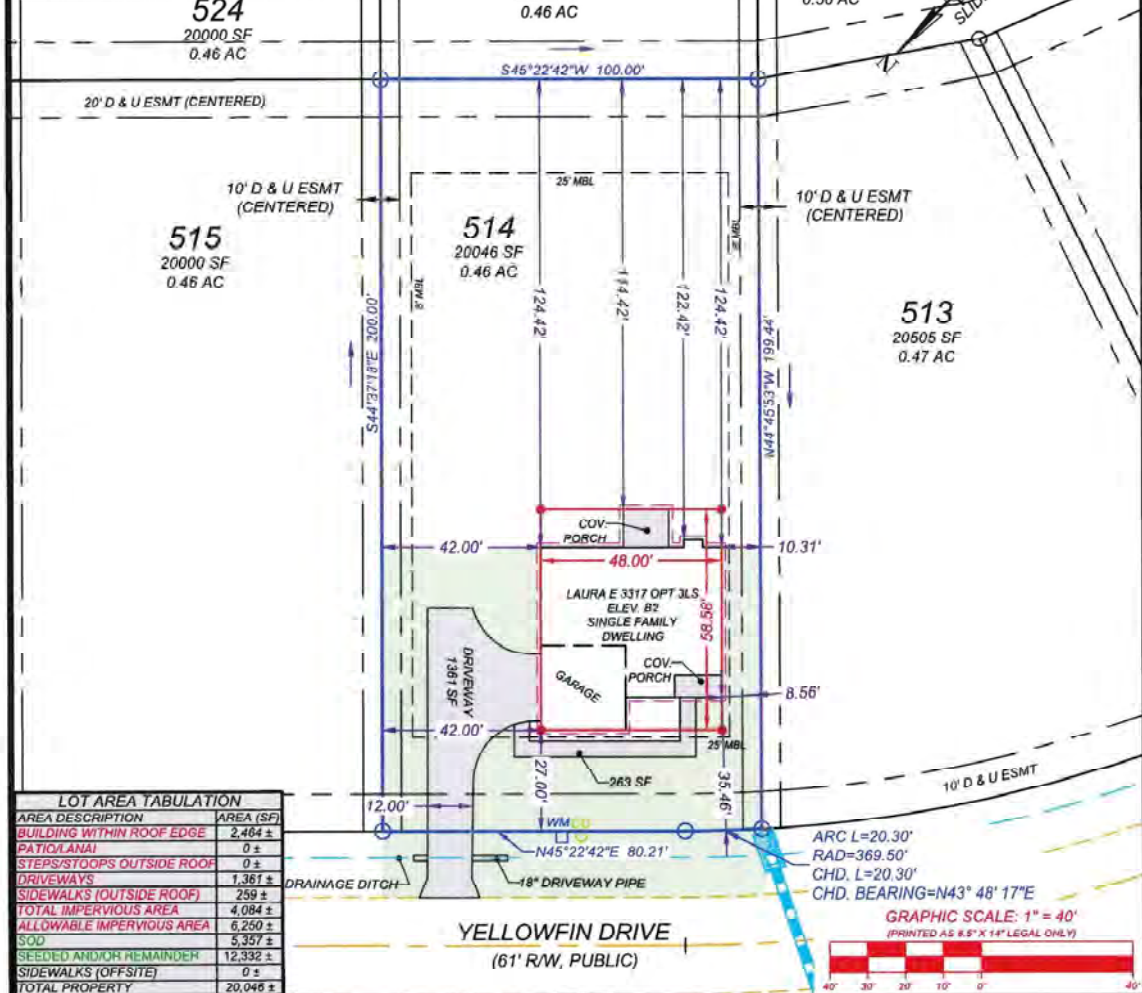
**GENERAL NOTES & PROPERTY DATA**

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PROPERTY ZONING: R-2
- PARCEL ID#: 11053-514
- PARCEL ADDRESS: 2004 YELLOWFIN DRIVE, NEW BERN, NC 28562
- DEED REFERENCE: DEED BOOK 3404, PAGE 557 (GRAVEN CO. REGISTRY)
- MAP REFERENCE: SUBDIVISION PLAT, HUTTON POINTE PHASE TWO AT BLUEWATER RISE "A PLANNED UNIT DEVELOPMENT"
- MAP RECORDING INFORMATION: PLAT CABINET J, SLIDES 107 - E-H (GRAVEN CO. REGISTRY)
- THE PROPERTY DEPICTED HEREON IS AN EXISTING PARCEL AS DESCRIBED IN THE REFERENCED DEED AND/OR PLOTTED PLAT.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
  - 10 FOOT EASEMENT ALONG RIGHTS-OF-WAYS
  - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES
  - 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES
- TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
  - 25 FOOT FRONT SETBACKS
  - 8 FOOT SIDE SETBACKS
  - 25 FOOT REAR SETBACKS
  - OTHER SETBACKS AS SHOWN AND/OR NOTED
- IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NO. 272048000R DATED JUNE 19, 2020, LOT 514 IS LOCATED IN ZONE "X". THIS REPORT IN NO WAY SUPERCEDES THE ABOVE REFERENCED F.I.R.M.

**PRELIMINARY PLAT**  
REFUSED FOR PERMITTING ONLY  
NOT RELEASED FOR CONSTRUCTION

**REVISIONS**

NO.	DESCRIPTION OF REVISION	BY	DATE



**LOT AREA TABULATION**

AREA DESCRIPTION	AREA (SF)
BUILDING WITHIN ROOF EDGE	2,464 ±
PATIO/LANAI	0 ±
STEPS/STOOPS OUTSIDE ROOF	0 ±
DRIVEWAYS	1,361 ±
SIDEWALKS (OUTSIDE ROOF)	259 ±
TOTAL IMPERVIOUS AREA	4,084 ±
ALLOWABLE IMPERVIOUS AREA	6,250 ±
SOD	5,357 ±
SEEDED AND/OR REMAINING	12,332 ±
SIDEWALKS (OFFSITE)	0 ±
TOTAL PROPERTY	20,046 ±

**TYPICAL ELEMENT SYMBOLOGY**

LOT BOUNDARY LINES & TIES		SEWER SERVICE/CLEANOUT	
MINIMUM BUILDING LINES (SETBACKS)		SEWER MAIN OR FORCE MAIN	
EASEMENT LINES		SEWER MANHOLE	
CENTERLINES		WATER MAINS (SIZED AS NOTED)	
CURB & CUTTER OR PAVEMENT EDGE		WATER METER/SERVICE	
STAKING BOX AND CORNERS		FIRE OR FLOW HYDRANT	
ROOF LINES		STORM DRAIN LINES	
EXISTING CONTOUR LINES		SWALE/DITCH/CANAL FLOW LINES	
FENCE LINES (AS NOTED)		STORM CATCH BASIN/AREA DRAIN	
FLOOD PLAIN LINES (AS NOTED)		FLARED END SECT./OUTLET PROT.	
WETLAND LINES		SURFACE WATER FLOW DIRECTION	
SIDEWALKS & CONCRETE		UTILITIES (AS ABBREVIATED)	
PROPOSED SOD AREA		EXISTING SPOT ELEVATIONS	
OPEN WATER/PONDS/LAKES		PROPOSED SPOT ELEVATIONS	

**PLOT PLAN**

**LOT # 514**  
**HUTTON POINTE PHASE TWO**  
**AT BLUEWATER RISE**  
"A PLANNED UNIT DEVELOPMENT"

NEW BERN GRAVEN CO. NORTH CAROLINA

**PROPERTY OWNER** - A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28540

**BUILDER OR DEVELOPER** - A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28540

SCALE: 1" = 40'      DATE: 03.05.2026  
PROJECT #: 2015-027      SHEET: 1 of 1

# FINAL PLAT HUTTON POINTE PHASE TWO at BLUEWATER RISE "A PLANNED UNIT DEVELOPMENT"

### GENERAL NOTES AND SITE DATA

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS. NO GRID FACTORS APPLIED.
2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED.
3. BOUNDARY INFORMATION IS AS PROVIDED ON THE "BOUNDARY MAP - A PORTION OF CRAVEN TRACT 32 - WETHERHUBER REAL ESTATE DEVELOPMENT COMPANY" AS PREPARED BY DAVID L. JONES, JR. PLS. #16-3872, DATED DECEMBER 18, 2008, AND AS RECORDED IN PLAT CABBINET 1, SHEET 204 OF THE CRAVEN COUNTY REGISTER (NOVEMBER 21, 2010).
4. ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION.
5. PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "C" AND ZONE "SHADE" X (0.2% ANNUAL CHANCE) AS PER FLOOD INSURANCE RATE MAP 370248000K, ALL DATED JUNE 18, 2005 AS OBTAINED FROM FEMA. THIS SUBJECT IS IN A 1% FLOOD ZONE. THE SUBJECT PROPERTY IS IN A 1% FLOOD ZONE.
6. BASE FLOOD ELEVATION DOWNSTREAM OF THIS SITE IS 9.0'. BUILDABLE AREAS OF THIS PROJECT DO NOT FALL WITHIN THE 100-YR FLOODPLAIN.
11. THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
12. RECEIVING STREAM FOR THIS PROJECT IS BIRCH CREEK.
13. BLUE-LINE STREAMS AND THEIR ASSOCIATED BUFFERS ARE PRESENT ON THIS SITE AND ARE AS SHOWN.
14. THIS PLAT DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1972 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. WETLANDS AS SHOWN ON THIS PLAT ARE AS SHOWN ON THE MAP ENTITLED "WETLAND DELINEATION SURVEY - A PORTION OF CRAVEN 32" AS APPROVED BY USACE REPRESENTATIVE GARY H. BECKER ON AUGUST 18, 2014. REFERENCE ACTION ID: 56823026252.
15. A. SEWER PUBLIC SANITARY SEWER SYSTEM (CITY OF NEW BERN)  
B. WATER PUBLIC WATER SYSTEM (CITY OF NEW BERN)  
C. PUBLIC PUBLIC REFUSE SYSTEM (CITY OF NEW BERN)  
D. ELECTRIC PUBLIC ELECTRIC SYSTEM (CITY OF NEW BERN)
16. DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:  
A. 10 FOOT EASEMENTS ALONG HIGHWAYS/STREETS  
B. 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES  
C. 10 FOOT EASEMENTS ALONG ALL REEVELOT LINES  
D. 20 FOOT FRONT SETBACKS  
E. 5 FOOT SIDE SETBACKS  
F. 20 FOOT REAR SETBACKS  
G. OTHER SETBACKS AS SHOWN/NOTED
17. ALL SETBACKS FOR ANY OTHER LINES REQUIRED BY THE CITY OF NEW BERN SHALL BE INSTALLED UNDERGROUND.
18. THE TOTAL NUMBER OF LOTS IN "HUTTON POINTE PHASE TWO AT BLUEWATER RISE" IS 34.
19. THE AVERAGE LOT SIZE IN "HUTTON POINTE PHASE TWO AT BLUEWATER RISE" IS 3,600 SQ. FT.
20. THE MINIMUM LOT SIZE IN "HUTTON POINTE PHASE TWO AT BLUEWATER RISE" IS 3,000 SQ. FT.
21. THE TOTAL LENGTH OF STREETS IS 5,804.1 LF.
22. THE AVERAGE LOT WIDTH IN "HUTTON POINTE PHASE TWO AT BLUEWATER RISE" IS 100.1 LF.
23. SITE TABULATION:  
TOTALS  
TOTALS  
TOTALS
24. TREE SHALL COMPLY WITH SECTION 15.362, CITY OF NEW BERN LAND USE ORDINANCE.
25. COMMON AREAS MAY BE UTILIZED FOR DRAINAGE AND UTILITY PURPOSES AND ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS ON ALL COMMON AREAS.
26. COMMON AREAS & OPEN SPACES SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE DEEDED TO THE PROPERTY OWNERS ASSOCIATION.

P. O. Box 1309, New Bern, NC 28563  
www.ThomasEngineeringPA.com  
Office: 252.637.2727 Fax: 252.636.2448

THOMAS ENGINEERING, PA est 1983  
civil engineering-land development-project management

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE AND) THE OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN, WHICH IS LOCATED IN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NEW BERN, THAT I (WE) HEREBY FINALLY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY IDENTIFIED AS PRIVATE, AND THAT I (WE) WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DESIGNATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

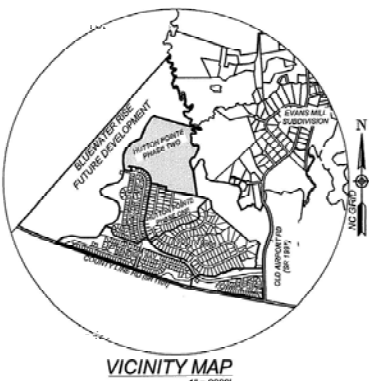
OWNER: A. SYDES CONSTRUCTION, INC.  
*[Signature]* *[Date: 03/24/2025]*

NOTARY CERTIFICATE  
NORTH CAROLINA      ONSLOW      COUNTY

I, **MADISEN DONNER**, A NOTARY PUBLIC OF ONSLOW COUNTY, DO HEREBY CERTIFY THAT **LEAH P. GUINN** PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE WITHIN MY HAND AND SEAL THIS **24<sup>th</sup>** DAY OF **MARCH**, 20**25**, A.D.



OWNER: A. SYDES CONSTRUCTION, INC.  
SIGNED: *[Signature]*  
MY COMMISSION EXPIRES: **08/29/20**



### CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION. ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SECURITY. AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN FULL COMPLIANCE WITH THE NEW BERN CITY CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NEW BERN BOARD OF ALDERMEN, SUBJECT TO ITS REGISTRATION IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

DATE: **3-25-2025**  
*[Signature]* *[Signature]*  
MAYOR      CITY CLERK



OWNER / DEVELOPER  
**A. SYDES CONSTRUCTION, INC.**  
P.O. BOX 7122  
JACKSONVILLE, NC 28546

CONSULTING ENGINEER / SURVEYOR  
**THOMAS ENGINEERING, P.A.**  
P.O. BOX 1309 - 1316 B COMMERCE DRIVE  
NEW BERN, NORTH CAROLINA 28563  
OFFICE: 252.637.2727 FAX: 252.636.2448

STATE OF NORTH CAROLINA  
CRAVEN COUNTY

*[Signature]* REVIEW OFFICER OF CRVEN COUNTY  
I HEREBY CERTIFY THAT THE MAP OF THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: **3/27/2025** *[Signature]*  
REGISTER OF DEEDS

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
CRAVEN COUNTY      NORTH CAROLINA

FILED FOR REGISTRATION THIS **27<sup>th</sup>** DAY OF **MARCH**, 20**25** A.D.  
AT **8:44** AM AND IS RECORDED IN PLAT CABBINET **ONE**  
SLIDE **107E** AND BOOK  PAGE

REGISTER OF DEEDS **ARNAUD D. WOOD**  
BY: *[Signature]* **ARNAUD D. WOOD**  
REGISTER OF DEEDS / CLERK DEPUTY

SYMBOL ELEMENT SYMBOLLOGY	
1	EXISTING IRON PIPE
2	EXISTING IRON ROD
3	EXISTING CONCRETE MONUMENT
4	EXISTING CONCRETE MONUMENT
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100	EXISTING CONCRETE MONUMENT

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 362, PAGES 263 AND PLAT PLAT CABBINET 1, SLIDES 107E, CRAVEN COUNTY REGISTER OF DEEDS. THAT THE METHOD OF PRECISION ADJUSTMENTS IS 100% IN THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 41-21 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF **MARCH**, 20**25**.

*[Signature]*  
HERBERT J. NOLES, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 12023

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



FINAL PLAT  
HUTTON POINTE  
PHASE TWO  
at  
BLUEWATER RISE  
"A PLANNED UNIT DEVELOPMENT"

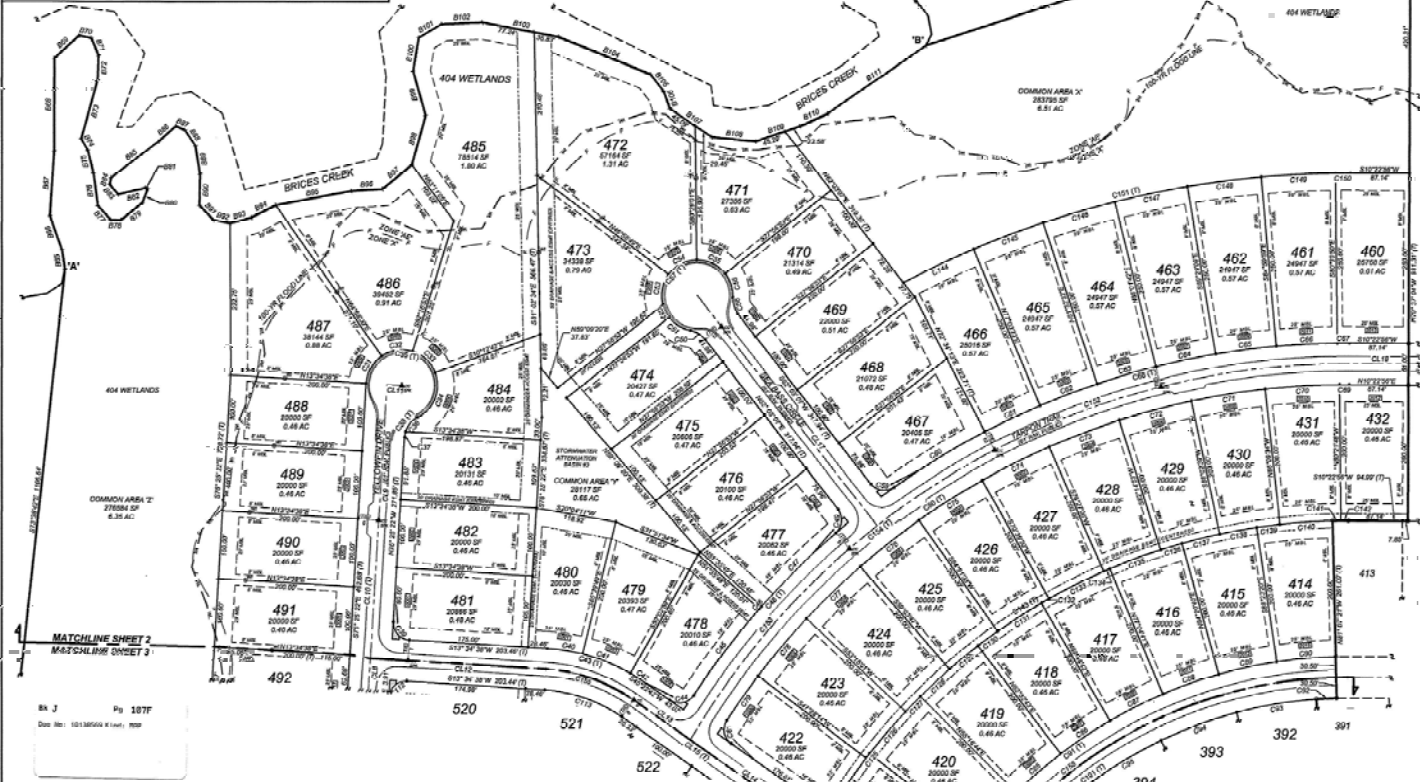
NEW BERN      TOWNSHIP 17      CRAVEN COUNTY      NORTH CAROLINA

OWNER:  
**A. SYDES CONSTRUCTION, INC.**  
P.O. BOX 7122  
JACKSONVILLE, NC 28546  
910.466.6666

SCALE AS SHOWN      DATE: 03/20/2025  
PROJECT #: 2025\_027      SHEET: 1 OF 4

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
 CRAVEN COUNTY  
 NORTH CAROLINA  
 FILED FOR REGISTRATION THIS 07 DAY OF March 20 2014 A.D.  
 AT 1:44 P.M. AND DULY RECORDED IN PLAT CABINET J  
 SLIDES 107 P AND BOOK PAGE  
 REGISTER OF DEEDS JOSEPH D. KIRBY  
 BY: *Reka A. Roth*  
 REGISTER OF DEEDS / ASSISTANT / DEPUTY

A. SYDES CONSTRUCTION, INC.  
 FUTURE DEVELOPMENT  
 DB 3404, PG 657  
 ZONED R-8



P. O. Box 1309, New Bern, NC 28563  
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THOMAS ENGINEERING, PA est 1983  
 civil engineering-land development-project management

**TYPICAL ELEMENT SYMBOLOLOGY**

□ EIP	EXISTING IRON PIPE	□ CUC	CUL-DE-SAC
○ CFI	EXISTING IRON ROD	□ HYD	FIRE HYDRANT
○ SFP	EXISTING SFP	WM	WATER METER
○ SMC	EXISTING SMC	WMV	WATER VALVE
○ SMC	EXISTING SMC	SW	SEWER MANHOLE
○ SMC	EXISTING SMC	SC	SEWER CLEANOUT
○ SMC	EXISTING SMC	SV	SEWER VALVE
○ SMC	EXISTING SMC	AD	ACCESS DRIVE
○ SMC	EXISTING SMC	CB	CATCH BASIN
○ SMC	EXISTING SMC	U	UTILITY
○ SMC	EXISTING SMC	PE	UTILITY PEDestal
○ SMC	EXISTING SMC	OR	OVERHEAD UTILITY
○ SMC	EXISTING SMC	TR	TO BE REMOVED
○ SMC	EXISTING SMC	SR	SQUARE FEET
○ SMC	EXISTING SMC	AC	ACRES
○ SMC	EXISTING SMC	LF	LINE FEET
○ SMC	EXISTING SMC	CS	CORNER TABLE
○ SMC	EXISTING SMC	10' x 10'	10' x 10' SIGHT TRIANGLE
○ SMC	EXISTING SMC	---	PROPERTY BOUNDARY LINE
○ SMC	EXISTING SMC	---	MINIMUM BUILDING LINE
○ SMC	EXISTING SMC	---	FLOODPLAIN LINE
○ SMC	EXISTING SMC	---	PERMANENT BUFFER
○ SMC	EXISTING SMC	---	DRAINAGE & UTILITY BASINMENT
○ SMC	EXISTING SMC	---	BOUNDARY

**CERTIFICATE OF SURVEY & ACCURACY**  
 I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION ESCALON GROUND BENCH SURVEY AND MAP IN PLAT CABINET J, SLIDES 107, CRAVEN COUNTY REGISTER OF DEEDS THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 17-10 AS AMENDED, WITNESSED BY CHRISTOPHER L. REGISTER, REGISTER NUMBER AND SEAL, THIS 22 DAY OF MARCH 2014.  
*Herbert J. Nobles, Jr.*  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 12709

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATED PARCELS OF LAND.

SCALE: 1" = 100'  
 GRAPHIC SCALE  
 (NOTE: 1" X 2" SHEETS ONLY)

**OWNER / DEVELOPER**  
 A. SYDES CONSTRUCTION, INC.  
 P.O. BOX 7122  
 JACKSONVILLE, NC 28546

**CONSULTING ENGINEER / SURVEYOR**  
 THOMAS ENGINEERING, P.A.  
 P.O. BOX 1309 - 1318-B COMMERCE DRIVE  
 NEW BERN, NORTH CAROLINA 28563  
 OFFICE: 252.637.2727 FAX: 252.636.2448

**FINAL PLAT**  
**HUTTON POINTE**  
**PHASE TWO**  
 at  
**BLUEWATER RISE**  
**A PLANNED UNIT DEVELOPMENT**  
 NEW BERN TOWNSHIP 7 CRAVEN COUNTY NORTH CAROLINA

**OWNER**  
 A. SYDES CONSTRUCTION, INC.  
 P.O. BOX 7122  
 JACKSONVILLE, NC 28546  
 810.633.8800

SCALE: 1" = 100' DATE: 04/19/2014  
 PROJECT #: 2013\_027 SHEET: 2 of 4



LINE #	LENGTH	BEARING
005	20.30	S88° 29' 38"E
006	63.69	N89° 31' 02"E
007	95.09	S79° 59' 17"E
008	136.52	S70° 50' 53"E
009	49.63	S33° 18' 34"W
010	18.11	S21° 0' 41"W
011	27.71	S77° 24' 14"W
012	36.08	N17° 50' 06"W
013	89.72	N64° 13' 36"W
014	16.42	S70° 10' 00"W
015	34.89	S65° 01' 00"W
016	47.92	N67° 12' 00"W
017	21.22	S67° 22' 00"W
018	13.69	S71° 02' 31"W
019	39.23	S69° 10' 01"E
020	23.22	S68° 13' 10"E
021	3.47	N22° 28' 47"E
022	41.41	N22° 36' 36"W
023	19.38	N58° 09' 54"E
024	16.39	S67° 27' 44"E
025	37.70	S27° 09' 00"E
026	34.69	S27° 04' 27"E
027	14.86	S35° 18' 36"W
028	28.02	S60° 04' 00"W
029	42.19	N89° 09' 20"W
030	43.82	N19° 37' 20"W
031	26.71	S50° 03' 31"W
032	26.44	S22° 42' 00"W
033	35.67	S5° 10' 40"E
034	38.78	S16° 28' 41"E
035	113.82	S2° 21' 47"E
036	43.79	S4° 14' 36"W
037	58.78	S29° 03' 08"E
038	72.49	S64° 29' 20"E
039	68.02	N64° 28' 17"E
040	49.61	S69° 57' 04"E
041	36.41	S21° 04' 56"E
042	90.01	S1° 42' 30"W
043	114.09	S20° 50' 00"W
044	148.29	S22° 10' 20"W
045	74.09	S69° 44' 20"W
046	24.78	S67° 12' 00"W
047	24.78	S44° 09' 20"W
048	64.89	S18° 20' 00"W
049	68.87	S2° 22' 17"E
050	45.02	S14° 17' 00"E
051	174.83	S24° 30' 00"W

LINE #	BEARING	DISTANCE
CL1	N10° 22' 58"E	230.50
CL2	N10° 22' 58"E	95.29
CL3	N10° 22' 58"E	230.50
CL4	N10° 22' 58"E	63.00
CL5	N64° 29' 42"E	302.12
CL6	N10° 22' 58"E	205.27
CL7	S70° 30' 30"W	24.00
CL8	S70° 22' 22"E	38.47
CL9	S70° 28' 22"E	403.27
CL10	S70° 28' 22"E	482.88
CL11	S70° 28' 22"E	22.00
CL12	S70° 28' 22"E	268.99
CL13	S69° 22' 42"W	101.04
CL14	S69° 22' 42"W	439.14
CL15	S69° 22' 42"W	101.13
CL16	S33° 21' 02"W	14.94
CL17	N62° 03' 07"E	438.19
CL18	N10° 22' 58"E	91.74

CURVE #	LENGTH	RADIUS	CHD. DIRECTION	CHD. LENGTH
C1	81.64	427.82	N8° 42' 39"E	85.82
C2	81.64	427.82	N10° 09' 23"W	85.82
C3	81.64	427.82	N21° 01' 09"W	85.82
C4	81.64	427.82	N29° 07' 47"W	85.82
C5	81.64	427.82	N44° 24' 30"W	85.82
C6	81.64	427.82	N62° 30' 15"W	85.82
C7	81.64	427.82	N84° 28' 54"W	85.82
C8	72.54	427.82	N94° 49' 34"W	72.54
C9	108.69	427.82	N104° 48' 30"W	108.69
C10	38.54	427.82	N104° 48' 30"W	38.54
C11	60.22	427.82	N14° 23' 22"E	60.22
C12	81.19	427.82	N27° 48' 49"E	81.19
C13	81.19	427.82	N34° 38' 30"E	81.19
C14	45.42	427.82	N42° 41' 17"E	45.42
C15	80.00	427.82	N51° 42' 38"W	80.00
C16	45.42	427.82	N61° 39' 42"E	45.42
C17	84.14	427.82	N64° 17' 21"E	84.14
C18	140.21	427.82	N84° 24' 28"E	140.21
C19	281.44	427.82	N89° 49' 00"W	281.44
C20	38.50	427.82	N89° 49' 00"W	38.50
C21	38.50	427.82	N42° 01' 27"W	38.50
C22	101.19	427.82	N11° 51' 33"W	101.19
C23	50.00	427.82	N52° 09' 18"E	48.12
C24	60.00	427.82	S89° 30' 42"E	48.12
C25	26.09	427.82	S21° 46' 39"E	25.22
C26	101.19	427.82	N19° 09' 27"E	80.49
C27	36.80	427.82	S22° 43' 30"E	33.81
C28	140.21	427.82	S27° 21' 21"E	138.80
C29	31.42	427.82	S30° 07' 07"E	31.42
C30	171.48	427.82	S89° 41' 30"E	170.83
C31	47.71	427.82	S50° 23' 14"E	46.09
C32	47.71	427.82	S1° 41' 04"W	46.09
C33	47.71	427.82	S59° 49' 00"W	46.09
C34	78.20	427.82	S10° 12' 27"W	76.24
C35	228.02	427.82	S47° 49' 18"W	180.82
C36	27.84	427.82	S28° 01' 27"W	27.12
C37	8.92	427.82	N89° 01' 17"W	8.92
C38	30.77	427.82	N49° 19' 47"W	29.10
C39	30.77	427.82	N19° 34' 30"W	29.10
C40	52.62	427.82	S29° 07' 34"W	52.59
C41	76.44	427.82	S22° 08' 20"W	72.59
C42	26.52	427.82	S29° 28' 30"W	26.50
C43	188.69	427.82	S28° 28' 49"W	183.79
C44	45.11	427.82	S20° 30' 40"E	35.64
C45	158.69	427.82	S14° 33' 51"E	160.79
C46	5.00	427.82	S38° 31' 17"E	5.00
C47	153.91	427.82	S34° 23' 30"E	154.64
C48	218.82	427.82	S28° 30' 07"E	217.79
C49	38.02	427.82	S24° 18' 00"E	34.61
C50	25.37	427.82	N44° 19' 00"E	24.82
C51	38.00	427.82	N44° 17' 00"E	37.29

CURVE #	LENGTH	RADIUS	CHD. DIRECTION	CHD. LENGTH
C52	26.82	427.82	N74° 14' 58"E	26.39
C53	48.14	427.82	S89° 17' 18"E	46.47
C54	48.14	427.82	S14° 49' 00"E	46.47
C55	48.14	427.82	S29° 41' 03"W	46.47
C56	38.00	427.82	S62° 02' 27"W	37.22
C57	241.00	427.82	S20° 58' 43"E	78.60
C58	25.37	427.82	S62° 49' 00"W	24.82
C59	38.00	427.82	S18° 24' 23"W	34.81
C60	108.69	427.82	S41° 30' 07"E	108.07
C61	30.00	427.82	S18° 11' 12"E	30.00
C62	80.00	427.82	S16° 42' 03"E	80.86
C63	90.00	427.82	S12° 02' 23"E	88.00
C64	90.00	427.82	S1° 42' 44"E	89.86
C65	80.00	427.82	S29° 29' 19"W	80.86
C66	80.00	427.82	S17° 42' 38"W	80.86
C67	17.00	427.82	S2° 02' 07"W	17.00
C68	714.67	427.82	S17° 39' 42"E	703.21
C69	14.17	427.82	N10° 30' 34"E	14.17
C70	110.12	427.82	N8° 44' 19"E	110.07
C71	110.12	427.82	N8° 59' 32"E	110.07
C72	110.12	427.82	N4° 21' 17"W	110.07
C73	110.12	427.82	N10° 38' 00"W	110.07
C74	110.12	427.82	N20° 28' 47"W	110.07
C75	110.12	427.82	N52° 14' 33"W	110.07
C76	110.12	427.82	N20° 28' 47"W	110.07
C77	110.12	427.82	N33° 38' 07"W	110.07
C78	110.12	427.82	N30° 32' 34"W	110.07
C79	80.19	427.82	N40° 02' 50"W	80.12
C80	108.69	427.82	N10° 58' 59"W	104.90
C81	38.34	427.82	S89° 49' 00"W	34.69
C82	48.69	427.82	S1° 17' 23"E	38.32
C83	68.79	427.82	S44° 02' 23"E	68.79
C84	87.32	427.82	S38° 21' 18"E	87.32
C85	87.32	427.82	S31° 09' 17"E	87.32
C86	87.32	427.82	S22° 10' 17"E	87.32
C87	87.32	427.82	S14° 33' 30"W	87.32
C88	110.12	427.82	S10° 37' 27"E	110.07
C89	30.02	427.82	N7° 32' 27"E	30.02
C90	118.89	427.82	N9° 42' 29"E	118.78
C91	118.89	427.82	N9° 09' 23"W	118.78
C92	118.89	427.82	N61° 01' 00"W	118.78
C93	118.89	427.82	N21° 42' 47"W	118.78
C94	118.89	427.82	N10° 30' 34"W	118.78
C95	118.89	427.82	N33° 38' 07"W	118.78
C96	118.89	427.82	N44° 24' 30"W	118.78
C97	118.89	427.82	N62° 30' 15"W	118.78
C98	118.89	427.82	N84° 28' 54"W	118.78
C99	118.89	427.82	N104° 48' 30"W	118.78
C100	108.69	427.82	N104° 48' 30"W	108.24
C101	108.69	427.82	N104° 48' 30"W	87.60
C102	38.87	427.82	N20° 30' 58"E	35.90

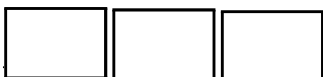
CURVE #	LENGTH	RADIUS	CHD. DIRECTION	CHD. LENGTH
C103	66.87	427.82	N14° 48' 00"E	66.81
C104	148.82	427.82	N30° 41' 32"E	147.82
C105	35.32	427.82	N42° 48' 17"E	35.32
C106	108.69	427.82	N51° 00' 00"W	108.69
C107	78.47	427.82	N20° 13' 00"E	78.37
C108	108.69	427.82	N64° 48' 30"E	108.22
C109	108.69	427.82	N84° 21' 07"E	108.22
C110	76.42	427.82	N81° 09' 10"W	76.24
C111	476.90	427.82	N14° 28' 40"E	466.00
C112	28.27	427.82	S31° 29' 22"E	28.27
C113	101.89	427.82	S59° 39' 40"W	100.50
C114	33.50	427.82	S57° 17' 29"W	31.41
C115	123.00	427.82	N62° 30' 30"W	123.00
C116	140.80	427.82	N71° 49' 10"W	140.10
C117	274.24	427.82	N89° 12' 24"W	273.44
C118	32.27	427.82	N33° 12' 00"W	32.27
C119	88.00	427.82	N14° 23' 22"E	88.12
C120	118.89	427.82	N27° 47' 49"E	118.61
C121	108.69	427.82	N34° 38' 30"E	108.07
C122	68.27	427.82	N42° 41' 17"E	68.19
C123	38.51	427.82	N51° 02' 49"E	37.91
C124	66.89	427.82	S49° 39' 21"E	66.81
C125	84.00	427.82	S42° 19' 31"E	84.00
C126	81.40	427.82	S39° 21' 23"E	81.40
C127	31.20	427.82	S30° 43' 38"E	31.20
C128	68.89	427.82	S26° 49' 49"E	68.87
C129	84.00	427.82	S20° 11' 49"E	83.89
C130	208.00	427.82	S20° 17' 02"E	207.50
C131	76.82	427.82	S22° 39' 52"E	76.71
C132	138.09	427.82	S14° 49' 00"E	138.09
C133	88.89	427.82	S14° 33' 47"E	88.89
C134	87.11	427.82	S10° 14' 00"E	87.11
C135	80.17	427.82	S10° 30' 13"W	80.14
C136	32.51	427.82	S6° 42' 13"E	32.51
C137	87.32	427.82	S8° 48' 20"E	87.32
C138	35.37	427.82	S20° 17' 17"E	35.37
C139	142.57	427.82	S19° 09' 20"W	141.59
C140	76.11	427.82	S20° 21' 24"E	76.08
C141	117.18	427.82	S19° 09' 20"W	117.17
C142	11.50	427.82	S18° 00' 34"W	11.50
C143	91.48	427.82	N18° 12' 00"W	87.30
C144	114.64	427.82	S10° 17' 00"E	114.64
C145	108.69	427.82	S18° 42' 02"E	108.50
C146	108.69	427.82	S18° 12' 00"E	108.50
C147	108.69	427.82	S14° 42' 40"E	108.50
C148	108.69	427.82	S24° 00' 00"E	108.50
C149	108.69	427.82	S17° 14' 27"W	108.50
C150	21.89	427.82	S10° 50' 07"W	21.89
C151	68.48	427.82	S27° 30' 38"E	67.82

CURVE #	LENGTH	RADIUS	CHD. DIRECTION	CHD. LENGTH
C152	110.12	427.82	N10° 30' 34"E	110.07
C153	110.12	427.82	N10° 30' 34"E	110.07
C154	110.12	427.82	N10° 30' 34"E	110.07
C155	110.12			

Addendum to Contract

This addendum to the Offer to Purchase and Contract dated \_\_\_\_\_ between \_\_\_\_\_, Buyer and A. Sydes Construction, Inc., Seller regarding property known as 2004 YELLOWFIN DRIVE, NEW BERN in or near the County of Craven, North Carolina, by reference hereto, is incorporated in and is a part of said contract, as follows. In the event of any conflict between these provisions and the provisions of the Contract, these provisions shall control. A default by Buyer in the provisions of this Addendum shall be a material default in the Contract.

1. Closing Attorney to be Steven K. Bell—2809 Village Way Trent Woods NC, 28562 closings@stevenkbell.com (252-633-1236)
2. Buyer has received Restrictive Covenants from his/her Agent and acknowledges their responsibility to read them for compliance.
3. Buyers are advised that all fencing, exterior home modifications, and/or outbuildings must be approved by the Homeowner’s Association. The restrictive covenants should be referenced for guidelines.
4. It is Buyer's responsibility to confirm school assignment and any potential redistricting.
5. Renderings of floor plans and elevations may differ slightly from actual home when construction is complete.
6. The Buyer is responsible for having the utilities turned on in their name within 3 days after closing, i.e., electric, water/sewer, gas.
7. Buyers may not engage the project manager, or tradesmen/subcontractors to make additions or changes of any kind while under construction and/or prior to closing. Such changes must be coordinated between their agent and the Builder Representative in the office.
8. Buyer to coordinate all available interior and exterior selections through A. Sydes Construction, Inc., contact 910-455-6956 to make selection appointments. The stage of construction at the time of contract will determine which changes the builder will accommodate.
9. Upgrades, changes, and additions must be paid for in advance and are non-refundable. Any upgrades or changes have the potential to delay the closing date.
10. In accordance with the Builder's Insurance Company and NC State Law:
  - Buyers understand and agree that they will not be on the job site between the hours of 6:00am and 6:00pm during the weekdays and must be accompanied by an Agent on any visit.
  - Buyers understand that they enter the job site at their own risk, even when accompanied by Builder or Agent.
11. Buyer is advised that the BUA (Build Upon Area) will potentially change from what is currently found in the Restrictive Covenants at the discretion of the developer and engineering of projects.
12. Buyer understands that the Builder will not deliver possession until the Warranty Deed has been recorded and the funds have been disbursed.
13. Buyer acknowledges that there are Wetlands within the Subdivision and there will be limited effects on various lots. The Buyer further acknowledges they have reviewed the recorded plat for all notations on the Lot referenced herein.





# BUYER INCENTIVE ADDENDUM

**SELLER:** A. SYDES CONSTRUCTION, INC.

**ADDRESS:** 2004 YELLOWFIN DRIVE, NEW BERN, NC 28562

**BUYER:** \_\_\_\_\_

This Addendum to the Offer to Purchase and Contract between Buyer and Seller, for the subject property described above, is hereby incorporated and is part of said Contract. In the event of a conflict between this Addendum and said Contract, this Addendum shall control. Any terms not modified by this, previous, or subsequent addenda, shall remain in full force and effect.

Set forth, the following incentives are provided for this closing:

**Buyer Incentive (up to):**     \$ 10,000

This incentive is only provided to Buyers who use preferred closing partners listed below for closing and settlement. If Buyer fails to use both preferred closing partners, the entire incentive is forfeited.

**Mortgage Lender:** ALPHA MORTGAGE

**Closing Attorney:** STEVEN K. BELL ATTORNEY AT LAW

**NOTE:** Buyer is not required to use the preferred lender. Buyer may seek loan from other providers to ensure competitive terms and the best available service. However, if Buyer does not use preferred providers, Builder's contribution to closing costs / incentives will be reduced to \$0.00. Lender agrees to contribute 1.25% of the loan amount and that portion will be applied first, with the Seller paying the remaining balance of the incentive.

Buyer:

Buyer:

Date: \_\_\_\_\_

Seller:

Date: \_\_\_\_\_



## CONSTRUCTION SPECIFICATIONS FOR HUTTON POINTE AT BLUEWATER RISE

### GENERAL & EXTERIOR

- All homes meet or exceed local codes and standards, energy efficiency standards, and HUD/VA building requirements.
- Engineered truss roof system.
- 1/2" OSB sheeting of all exterior walls and roof.
- Fiberglass/asphalt shingles on roof.
- Vinyl siding and trim to be installed on exterior of home. Front elevation to receive shutters where room permits.
- Single hung vinyl windows per plan with half screen and grids.
- Insulated metal exterior doors.
- Raised panel steel overhead garage door with opener.
- Soil treated for termite protection with warranty provided at closing.

### INTERIOR

- Exterior walls to receive R-15 insulation batts and ceiling to receive R-38 blown insulation.
- Interior to receive 1/2 gypsum drywall on walls and ceilings.
- 2 panel arch top interior doors with grooves and 3 1/4" trim 3 1/4" trim picture framed windows, and 5 1/4" baseboard throughout home.
- White smooth finish ceilings.
- Two coats of flat wall paint throughout the home in select builder color. One coat primer on trim and two coats semi-gloss trim paint.
- Garage area will be trimmed, but unpainted
- Vinyl coated ventilated metal closet shelving.
- Nickel door hardware throughout.

### ELECTRICAL

- Nickel light fixtures to be installed throughout home.
- Door chime and smoke detectors provided.
- Ceiling fans provided for the family room and all bedrooms.
- Ethernet connections provided in the family room and all bedrooms.

### PLUMBING

- Gas water heater.
- PVC drain lines and Pex water lines
- Washer, dryer, and icemaker connections.
- Minimum of two exterior water spigots.

### HEATING & COOLING

- 14 seer high efficiency heat pumps.
- Gas fireplace (inclusion per plan).

### KITCHEN

- Smooth top freestanding range, microwave hood, and dishwasher to be installed per builder's selections.
- Granite countertops.
- Stainless steel double bowl sink.
- Single lever pull-out chrome faucet.

### BATH

- Fiberglass tub and shower per plan. On select plans garden tubs will be installed in master bathrooms.
- Exhaust fans.
- Full mirrors over vanities.
- Cultured marble vanity tops.
- Shower door on stand-alone shower in master bathroom
- Standard nickel plumbing fixtures and bath accessories to be installed.

### FLOOR COVERING

- Laminate flooring per builder's selection to be installed in foyer/entryway, kitchen, and breakfast nook.
- Tile per builder's selections to be installed some wet areas per plan.
- Carpet with six pound rebond pad throughout remainder of home.

### SITE

- Concrete driveway and sidewalk.
- Concrete patio installed on the rear of home (inclusion per plan).
- Sod to be installed in front yard with remainder of yard to be graded and seeded.
- Modest shrubbery planted in front of home.
- Concrete patio installed on the rear of home

Any item that has already been installed or ordered may not be changed. Exclude these items from the specifications. All allowances are based on contractor pricing. The builder reserves the right to make substitutions in products and materials of equal or better quality when necessary. The information above may change without notice prior to a fully executed contract. Payment for all upgrades and change orders are due in full prior to ordering or execution of upgrade. These funds are non refundable under any circumstances.

Buyer

Buyer

Seller

<p>A. SYDES CONSTRUCTION, INC.          BY LEAH P. QUINN          ASST. SECRETARY</p>
---

January 2026 SPECS

3/6/2026

ASCI -

**Spec Home**

**Lot:** 514 Hutton Pointe at Bluewater Rise  
**Address:** 2004 Yellowfin Drive New Bern, NC 28562  
**Plan:** Laura E 3317 w/ Porch

Front Door	<u>818CL w/ 505CL</u>		<u>ORDERED</u>
Stone	<u>Classic LedgeStone Chardonnay</u>	<u>SAS</u>	<u>ordered</u>
Shingles	<u>Charcoal</u>		
Shutters	<u>Spanish Moss</u>		<u>ordered</u>
Exterior Vinyl	<u>Heritage Linen</u>	<u>USS</u>	<u>ordered</u>
B&B Accent	<u>Old Dublin</u>		<u>ordered</u>
Garage Door	<u>Stockton 2</u>		<u>ordered</u>
Interior Paint	Primary -- <u>Snowbound SW7004</u>	<u>DA</u>	<u>ordered</u>
	Trim -- <u>Standard</u>		<u>ordered</u>
Countertops	Kitchen -- <u>Luna Pearl</u>	<u>SG</u>	<u>ordered</u>
	Bath -- <u>White Cultured Marble</u>	<u>KL</u>	<u>ordered</u>
Cabinets	Kitchen & Bath-- <u>Cane Sugar</u>	<u>KL</u>	<u>ordered</u>
Kitchen Hardware	<u>Nickel</u>	<u>KL</u>	<u>ordered</u>
Kitchen Faucets	<u>Sleek</u>		<u>ordered</u>
Laminate	<u>foyer, d/s hall, formal dining, kitchen/nook, 1/2 bath, family --</u>		
	<u>Heathered Oak</u>	<u>FG</u>	<u>ordered</u>
Tile	<u>full baths, utility, surrounds --</u>	<u>FG</u>	<u>ordered</u>
	<u>Fair with Warm Gray Grout</u>		
Carpet	<u>112</u>	<u>FG</u>	<u>ordered</u>
Electrical Fixtures	<u>Nickel</u>	<u>KL</u>	<u>ordered</u>
	<u>Ceiling Fans in All Bedrooms</u>		<u>ordered</u>
Plumbing Fixture	<u>Nickel (bath faucets Gibson)</u>		<u>ordered</u>
Bath Accessory	<u>Nickel</u>		<u>ordered</u>
Door Knobs & Hinges	<u>Nickel</u>		<u>ordered</u>
Appliances	Dishwasher-- <u>GDT630PYRFS</u>		
	Range-- <u>GRF500PVSS</u>		
	Microwave-- <u>JNM3163RJSS</u>		

Additional Notes: gas fireplace  
gas water heater  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\*\*\*ALL UPGRADES AND CHANGE ORDERS ARE DUE IN FULL PRIOR TO ORDERING OR EXECUTION OF UPGRADE. THESE FUNDS ARE NONREFUNDABLE UNDER ANY CIRCUMSTANCES.

By signing below, I acknowledge I made the above selections:

\_\_\_\_\_  
 \_\_\_\_\_



LOT 514 - 2004 YELLOWFIN DRIVE

SELECTION SWATCHES

**DISCLAIMER:**

**THESE SELECTIONS MAY CHANGE DUE TO SUPPLY ISSUES. PLEASE CONFIRM PRIOR TO CONTRACT WHETHER SELECTIONS HAVE CHANGED.**



# US HWY 70 & Future I-42 Disclosure



U.S. 70 between Raleigh and Morehead City plays important roles, including being a primary hurricane evacuation route as well as being a major corridor for freight transport. Future Interstate 42 generally follows the U.S. 70 corridor southeasterly, connecting Garner, Clayton, Smithfield, Selma, Goldsboro, Kinston, New Bern and Havelock with the Port of Morehead City.

I-42 will begin at the current systems interchange with I-40 near Garner and follow U.S. 70 southeast toward Smithfield, Selma and I-95. Near Goldsboro, I-42 will overtake the U.S. 70 Bypass around the north side of the city. **A new bypass will carry I-42 around the south side of Kinston, connecting with the existing controlled-access and freeway portions east to New Bern. Southeast of New Bern, Future I-42 will follow another new bypass to the west of Havelock. Ultimately I-42 will end near the Port of Morehead City.**

By signing this disclosure, Buyer and Seller Acknowledge they have been informed about pending road construction that will be taking place in New Bern, Havelock and James City areas of Craven County NC. Buyer and Seller further acknowledge that said construction may result in lane closings, detours, and traffic delays.

Date \_\_\_\_\_

Buyer

Buyer

Date \_\_\_\_\_

Seller *Leah P. Quinn, Asst Sec*

Seller **A. SYDES CONSTRUCTION, INC.  
BY LEAH P. QUINN  
ASST. SECRETARY**

dotloop verified  
03/30/26 6:21 AM EDT  
GJBB-HNRC-SXIU-FLSE



**COLDWELL BANKER**  
**SEA COAST  
 ADVANTAGE**



**BLUEWATER RISE SERVICE PROVIDERS**

**UTILITIES**

ELECTRIC	CITY OF NEW BERN	252-639-2750
WATER	CITY OF NEW BERN	252-639-2750
SEWER	CITY OF NEW BERN	252-639-2750
TRASH	CITY OF NEW BERN	252-636-6626
GAS	PIEDMONT NATURAL GAS	800-752-7504

**INTERNET/TV**

OPTIMUM	877-694-9474
AT&T/DIRECT TV	877-259-3690
DISH	866-503-5299
METRONET	877-407-3224

**PLEASE NOTE THAT NEITHER THE BUILDER NOR THE LISTING AGENT AND/OR LISTING COMPANY CAN GUARANTEE THE AVAILABILITY OF INTERNET/TV SERVICE AT A SPECIFIC PROPERTY AT THE TIME OF CLOSING. BUYER(S) ARE ADVISED TO VERIFY THE AVAILABILITY OF SERVICE FOR THEMSELVES AS PART OF THEIR DUE DILIGENCE.**

**BUYER**

**BUYER**

## Bluewater Rise Architectural Request Form

The Declarations of Covenants, Conditions and Restrictions for your community specifies that all exterior improvements to your property must be approved in writing by the Architectural / Design Review Committee before improvements begin. Please complete and return this form according to the provided instructions. One form per project.

Name: \_\_\_\_\_ Request Date: \_\_\_\_\_

Street Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

List the Type of Modification: \_\_\_\_\_

Location: \_\_\_\_\_

Size: \_\_\_\_\_

Color: \_\_\_\_\_

Material: \_\_\_\_\_

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

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

### **REQUIREMENTS:**

<b>Type of Modification:</b>	<b>Location on Plot Plan / Survey</b>	<b>Material</b>	<b>Style</b>	<b>Size and / Height</b>	<b>Stain / Color</b>	<b>Built Upon Area / BUA *** (see BUA instructions)</b>	<b>Images / Plans</b>
Fence / Fence Enclosure*	X	X	X	X	X		X
Utility Building / Shed**	X	X	X	X	X	X	X
Porch Conversion	X	X	X	X	X	X	X
Exterior Paint					X		X
Pool	X	X	X			X	X
Patio / Deck	X	X		X	X	X	X
Extended Driveway / Walkway	X	X		X		X	X
Gazebo	X	X	X	X	X	X	X
Landscape	X						X
Addition	X	X		X	X	X	X

### **INSTRUCTIONS: Please read and follow carefully.**

- Please refer to the above chart for specific requirements for your particular project. **Provide all "X" items along with this completed Request Form.** If your project is not specified above please provide a written description (see next paragraph).
- For ALL requests, attach a **written description** of the scope of the proposed changes including the general nature of the work, location of the changes, colors and materials to be used plus any plans, drawings, photos or brochures necessary to illustrate the dimension, size and appearance. Please be sure to include details of any landscaping changes or removals which may be necessary to accomplish the changes proposed.
- Attach a **property survey / plot plan** with the location of the proposed changes **clearly marked on the survey / plot plan.** This item **MUST** be included so that there is a clear understanding of precisely where the changes will occur in relation to the home, driveway, other structures and any easements or rights of way which may exist on the property. Note: Your project will not be sent for Committee review without a copy of the property survey / plot plan. A **plot plan** can be obtained from your closing documents or you may reach out to your builder for a copy.

**\*FENCE REQUESTS:**

As a condition of fence approval, Owner agrees as follows:

1. Fence shall come off back corners of house and decorative side must face out. Fence shall run to neighbor's fence (with their approval) or leave 3 feet between properties for maintenance;
2. Owner agrees to remove the fence, at its sole expense, from any public drainage or utility easement area should access to that area be needed for maintenance or constructions purposes;
3. Declarant or HOA shall have the right to remove the fence at Owner's expense in the event Owner fails or refuses to remove fence in a timely manner upon request.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\* SHED REQUESTS:** Sheds must match the home in siding and roof color and material. No "barn style" roof line sheds permitted.

**\*\*\*BUA INSTRUCTIONS:**

Projects which require owner(s) to submit BUA amounts, include but are not limited to the following; hardscape around in-ground pools, patio, patio extensions, driveway extensions, walkways and sheds. BUA is considered any impervious surface that does not allow rainwater to infiltrate into the ground – i.e. footprint of the home, sq. ft. of driveway, concrete walks/patios, etc. Note: For pool requests the surface area of the pool should not be included in your BUA calculations.

**Complete this section for BUA / impervious surface projects:**

Existing BUA – located on your plot plan: \_\_\_\_\_ sq. ft.  
 Proposed BUA – total square footage of your project: \_\_\_\_\_ sq. ft.  
**TOTAL:** \_\_\_\_\_ sq. ft.  
 Maximum Allowable BUA – refer to CC&R's: \_\_\_\_\_ sq. ft.

**IMPORTANT:** Please allow up to 3-4 weeks for the Committee to complete the review and response process. Requests which do not include the items described above will delay the process. Email is the quickest and most efficient way to submit a request. The review and response is based on the community's governing documents and the information submitted with this request. **The property owner is responsible** for investigating and complying with any and all other local requirements, permits or jurisdictions the property is subject to as well as HOA governing documents. Homeowners are encouraged to review HOA governing documents prior to submitting a request.

**HOW TO SUBMIT YOUR REQUEST:**

Email, mail or Fax request form AND supporting documentation to:

**Bluewater Rise**  
**P.O. Box 12051**  
**Wilmington, NC 28405**  
**Fax: 888-799-7626**  
**Email: [ARC@PremierManagementNC.com](mailto:ARC@PremierManagementNC.com)**

**For email requests:** Please assemble electronically into a **single email** with preferably a single PDF attachment. Include your Community's Name, your Last Name and your Property Address in the subject line.

\*\*\*\*\*

**Committee Use Only**

Approved

Approved with Conditions

Conditions: \_\_\_\_\_  
\_\_\_\_\_

Denied

Comments: \_\_\_\_\_  
\_\_\_\_\_

Name of Committee Member: \_\_\_\_\_

Signature of Committee Member: \_\_\_\_\_

Date: \_\_\_\_\_