



**COMPASS POINTE
ARCHITECTURAL DESIGN STANDARDS
FOR
EXISTING HOMES**

Revised November 30, 2018

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Introduction to Architectural Review

Compass Pointe will consist of multiple villages and neighborhoods with uniquely different themes and standards. Most common interest communities are built with a "theme" concept that ensures consistency of design and attractiveness which, if compromised, reduces the value of the homes and homesites. Well thought out and consistently enforced architectural requirements and rules help maintain uniformity, which in turn helps support the highest market values of the homes and homesites. The underlying theme at Compass Pointe is its abundant lakes, greenways, conservation areas and the wildlife they attract, and each village will have its unique subsequent theme that may be shared with other villages or neighborhoods. Preserving the beauty and developing the community with an emphasis on value, quality, aesthetics and environment are the focus of ARC. Well thought-out and consistently enforced Architecture requirements and rules help maintain uniformity, which in turn helps support the highest market values of the homes.

By accepting a deed or other instrument conveying any interest in any portion of Compass Pointe, each Owner acknowledges that YDV, Inc. (the "Declarant"), as the developer of Compass Pointe, has a substantial interest in ensuring that the improvements within Compass Pointe enhance the Developer's reputation as a community developer and do not impair the Declarant's ability to market, sell or lease its property. Therefore, each Owner agrees that no structure or thing shall be placed, erected, installed, or maintained upon any homesite, home or unit (referred to collectively as "unit" in the Master Declaration of Covenants, Conditions and Restrictions for Compass Pointe and herein collectively referred to as "homesite") and no improvements or other work (including staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements, or planting or removal of landscaping) shall take place on such Owner's homesite except in compliance with the Covenants (as described below) and these Architectural Design Standards. The Declarant or its designee must give its written approval for such activity, which approval may be granted or withheld in the Declarant's or its designee's sole discretion.

The Declarant has recorded the Master Declaration of Covenants, Conditions and Restrictions for Compass Pointe (the "Covenants"), which is binding on all home and homesite owners in Compass Pointe. The Declarant has also established the Compass Pointe Master Association, Inc. (the "Master Association") which is the primary entity responsible for enforcement of the Covenants. In the event of a conflict between the Covenants and this document, the Covenants' provisions will govern.

In accordance with the Covenants, the Declarant has established the Architectural Review Committee ("ARC"), whose members are appointed by the Declarant until the last homesite is sold and at that time will revert to the Board of Directors of the Master Association. The Declarant has delegated to the ARC certain rights reserved under Article IV of the Covenants and the Declarant has also set forth the ARC's jurisdiction, powers, obligations and the rules and regulations under which it will conduct its review of improvements.

The intent of the Compass Pointe Master Residential Association ARC Procedure is to:

- Define how the ARC is created, empowered, and staffed;
- Define what the Architectural review procedures are and how they work;
- Define the specific project criteria and standards needed for design approval;
- Define specifications and specific design practices that will assist Owners when applying for approval of projects;
- Identify projects that require ARC review and approval; and
- Show Owners what is expected of them in the Architectural review process

Violators are subject to the Compass Pointe Master Association approved **Violation Process Resolution.**

Architectural Review Submittal Process

The review process begins with the submission of an Architectural Review Package by the homeowner. The Architectural Review Package consists of the Application for Architectural Change or Addition to Home Exterior Form with the required documents and plans which describe and provide details of the proposed change(s).

Application forms are available by request from the Compass Pointe HOA office located in the Pointe Wellness Center, www.kuester.com or community owners website at www.compasspointenc.hoospace.com. To apply for Architectural Review by the ARC, submit a completed Application for Architectural Change or Addition to Home Exterior Form, fees, and all required plans to support@kuester.com **Plans must be reviewed and approved in writing by the ARC prior to the commencement of any work on the property.** No construction or work of any nature that deviates from the approved plans is allowed without prior written approval of the ARC. Home and Homesite owners are responsible for insuring that plans are submitted to the ARC in a timely manner and that all work completed is in accordance with the approved plan.

Changes to existing structures shall comply with the Architectural Design Standards for Existing Homes and with the current Covenants. The closing attorney or the Community Manager can provide copies of the current Covenants, which contain conditions and restrictions for construction and other requirements. **Please take into consideration all the requirements before proceeding with your plans and submitting them to the ARC.**

Per the Covenants, the ARC has thirty (30) days from submission to respond to the request. Once plans have been approved, inspections may be made to ensure compliance. Additionally, penalties may be assessed, or other action taken if the requested change(s) are commenced without ARC approval or if change(s) are not in compliance with the ARC approved plans.

ARC will review the plans and the Owner will be notified in writing by the property management company of the ARC's decision.

Architectural Review Fees

The following fees are required for Architectural Review submittal. Applications will not be considered complete or submitted until the Compass Pointe Master Association, Inc. receives a check in the amount of the applicable fees.

Please make all fee checks payable to: ***Compass Pointe Master Association, Inc.***

1. Non – Refundable Review Fee:
 - **\$25.00** - Projects that cost less than \$250.00
 - **\$50.00** - Projects that cost less than \$500.00
 - **\$100.00** - Projects that cost more than \$1000.00

FENCE GUIDELINES

Revision July 2018

All homesites, except homesites with alleys, are only allowed to install four-foot or lower aluminum fencing similar to that at the Grand Lanai pool area and in accordance with the type of area the homesite is located and further detailed below. Alley Homesites may also install up to seven -foot tall wooden fences as detailed below.

If fencing encroaches on utility or maintenance easements it will be the homeowner's responsibility to replace the fencing if it must be removed to access the easement.

A developer or builder group may formulate their own fence guidelines for a section of homesites which may deviate from this and may include front yard fencing. Developer or builder installed fences abutting homeowner's property that must be maintained by the homesite owner.

Homes abutting other homes or berms

A four-foot tall or lower aluminum fence may be installed in the rear and side yards. The side yard fence may not be any closer to the front corner of the home than fifteen feet unless it is encompassing a side door. (For example, a side garage pedestrian door.) If there is a berm in the side or rear yard, the fence cannot be placed on the top of the berm, it must be placed along the relative base of the berm (knowing all berm bases are not straight, the fence should predominantly be at the base of the berm and not more than a foot up the berm in limited areas if needed).

Homes abutting nature or conversation areas

A four-foot tall or lower aluminum fence may be installed in the rear and side yards. The side yard fence may not be any closer to the front corner of the home than fifteen feet unless it is encompassing a side door. If there is a berm in the side or rear yard, the fence cannot be placed on the top of the berm, it must be placed along the relative base of the berm (knowing all berm bases are not straight, the fence should predominantly be at the base of the berm and not more than a foot up the berm in limited areas if needed). Fences may encompass wetland on ones' property, however the post within the wetland are not allowed to be secured with anything other than the dirt the post is driven (that is no concrete or the like poured around the posts).

Homes on ponds and lakes

A four-foot tall or lower aluminum fence may be installed in the rear and side yards. The side yard fence may not be any closer to the front corner of the home than fifteen feet unless it is encompassing a side door and no closer than five feet to side property lines. The fence along the pond must stay out of the maintenance easement of the pond. If the fence is using material taller than three feet, then the rear corners of the fence toward the pond must be angled at 45% angle ten feet back from the rear location of the fence.

Homes on golf holes

A four-foot tall or lower aluminum fence may be installed in the rear and side yards. The side yard fence may not be any closer to the front corner of the home than fifteen feet unless it is encompassing a side door. The fence must be no longer than eight feet to the golf course (the homesite's rear property line) and no closer than five feet to side property lines. If the fence is using material taller than three feet, then the rear corners of the fence toward the golf course must be angled at 45% angle ten feet back from the rear location of the fence.

Homes abutting alleys (even if the home’s driveway does not utilize the alley)

A four-foot- tall or lower aluminum fence or wood board on board fences up to seven feet in height may be used to fence in the rear and side yards. The rear fence line along the alley must remain outside of the alley right of way and utility easements and will include an enclosure for the trash and recycling containers. The fence should be stained or painted dark green, light brown or off white. Certain neighborhoods may have a different set fence color.

Invisible Pet or Radio Fencing

Invisible pet or radio containment fencing is permitted without approval but is only allowed to be installed and or operated where it will contain the pet on the side and backyards of the homesite and not in the front yard. A bark collar may be required if the pet barks at passing pedestrians, cyclists, etc. or simply barks excessively (more than seven times a minutes).

Dog Runs are not allowed.

A dog run is defined as a fenced in area that does not include the home as one of it’s long sides. A side yard fence that is attached to the home and uses the side of the home as a part of the fenced in area is not considered a dog run.

LANDSCAPING

Landscaping promotes a high-quality community and enhances property values for the entire community. Imaginative landscape design provides color and texture while enhancing the architectural character of the home. Property owners are encouraged to consult with a landscape architect or designer to assist them in the preparation of a landscape plan.

Submit landscape plan showing:

- Outline of all structures and site elements i.e. house, driveway, walkways, patios, conservation areas, easements etc.
- Outline of proposed tree and shrub locations, lawn areas, ground cover, and seasonal color areas with quantities and common or botanical name, container size, tree caliper and height, ground cover container size, spacing, and the sod type indicated.
- Mulched areas and any hard landscape elements (arbors, trellises, fences, patios, walls, stepping stones etc.)
- Native plants are recommended along with tropical plants acclimated to the NC Southeastern coast.
- A minimum of three 10’ tall or taller palm trees and one 2-1/2” caliper tree is required in each front lawn in community neighborhoods. A minimum of two 10’ tall or taller palm trees are required in the front lawn in village neighborhoods. Additional tree guidelines in village neighborhoods will be approved based on the village theme.
- Planting beds must be mulched with pine straw or hardwood mulch to control weeds and conserve water. Natural colored rocks may also be used subject to ARC approval. Please note: Mulch is not allowed in the Cottage’s

- Screening of HVAC units, grinder pumps, above ground transformers, junction boxes, etc. is required. When screening transformers and junction boxes follow utility setback requirements, typically located on a sticker on the box.
- Location of liquid propane tanks or other fuel storage container. Tanks must be buried unless extenuating circumstances exist. Example: Setbacks, wetlands.
- Location of any proposed landscape lighting indicating fixture type, bulb type and wattage if applicable.
- An automatic timed irrigation system is required for irrigation purposes and shall be mounted outside the home and outside of any fencing. **Rain sensors must be installed.**
- In community neighborhoods, foundation plantings shall encompass entire foundation of the home and be of sufficient size and height (7-gallon container size minimum or if a smaller container size the plant would be a mature size of that species) to screen any foundation or crawl space under the house and decks.
- Limited removal of trees is the policy of Compass Pointe. Approval from ARC is required to remove any tree with a trunk caliper of 5" at 5' from the ground.
- No privacy hedges or similar planting may be planted without ARC approval.
- Replacement of trees or shrubs with similar trees or shrubs does not require approval.
- Seasonal flowers and plants do not require approval.
- Landscaping with irrigation systems must be completed within 30 days of certificate of occupancy. All Irrigation heads must be directed away from sidewalks, trails and water bodies.

LANDSCAPE LIGHTING

- Well-designed exterior lighting can add a dramatic touch to a home site. The key to a successful lighting system is the proper placement of the right fixtures to produce the desired lighting effects. Landscape lighting includes up lighting, down lighting, back lighting, shadowing and accent lighting among plants. The light source should be hidden so that only the effect of the light on the subject is seen.
- Low voltage lighting offers a wide variety of fixtures and bulbs to produce virtually any landscape lighting effect.
- All exterior lighting should be installed so as not to disturb neighbors or impair vision of traffic on adjacent streets.
- Colored lights are prohibited.
- If any lighting is added after construction, it should first be approved by the ARC.

Walkway - down lighting can be added for safety reasons.
Lighting should be 4' apart [unless installation instructions advises otherwise]
Low voltage lighting is permitted without ARC approval provided it follows these guidelines.

Driveway

Driveway markers are **not** permitted
Lighting should begin 10' from the curb and be spaced at 4' intervals [unless installation instructions advise otherwise].

Landscape

Up lighting is allowed on trees and lighting should face the house, not the street.

OUTDOOR STRUCTURES AND ACCESSORIES

Arbors, pergolas and trellises

Arbors, pergolas and trellises are permitted. Location, elevations and finishes must be submitted to ARC for approval prior to beginning construction.

Boats and Recreational Vehicles

Recreational vehicles (boats, RVs motor homes and campers) shall be stored in a garage. They may be parked in a driveway no longer than 24 hours. Golf carts must be garaged at night. Residents and guest are allowed to park their personal golf carts in driveways and public locations within Compass Pointe between the hours of 5:00am to 1:00am.

All golf cart drivers must have a valid drivers' license or be accompanied by a properly licensed adult sitting in the front seat of the golf cart. Individual exceptions can be made with prior HOA approval. Golf carts are subject to all laws applicable to motor vehicles which include driving on the right side of the road, (in golf cart lanes when available), properly use rotaries (roundabouts), obey 18 mph speed limit, and golf carts are not permitted on sidewalks or pathways in the community.

Clothesline

There shall be no outdoor clothesline on any home site

Commercial Vehicles

A "commercial vehicle," as that term is used in the Compass Pointe covenants, includes any commercial-use vehicle or truck (other than a law enforcement vehicle) which bears a company name or logo, any vehicle with ladders on top or in a thick bed, and any "box" van or truck. All commercial vehicles are prohibited by the Compass Pointe covenants from parking on roads, driveway or otherwise in Compass Pointe unless they are stored in enclosed garages; provided however, construction, service and delivery vehicles are permitted to park in Compass Pointe but only during daylight hours for such period as is reasonably necessary to provide a service or to make a delivery to a Unit or the Common Area.

Deck

Design should be consistent with the architectural character of the house.

Decoys

A maximum of 3 waterfowl decoys may be placed within 8 feet of the waters edge.

Docks

Docks are permitted subject to ARC approval. Dock must be constructed of pressure treated lumber not to exceed 8x12 feet in size. Dock shall start at 2' ashore and extend a maximum of 6 feet into the water. It is recommended docks be sealed with a clear sealing material. Floating docks are not permitted.

Flags

No in-ground flagpoles are allowed.

The American Flag no larger than 4 feet x 6 feet may be flown on a pole attached to the home in an approved location and displayed in accordance with traditional rules and regulations governing the flying and display of the American Flag.

Fountains

Fountains over 36 in height require ARC approval.

Holiday Decorations

Christmas lighting and decorations may be displayed from Thanksgiving Day through January 15 only. Easter, Halloween and other holiday decorations may be displayed 2 weeks prior and 1 week after the holiday. Inflatable decorations are prohibited.

Hot Tubs

Hot tubs shall be shown on the site plan or landscape plan. Hot tubs shall not be installed on the front of any home. Hot tubs will be subject to additional screening requirements as imposed by the ARC.

Invisible Fence

Invisible fencing is only allowed to be installed on the side yards and backyards of properties and NOT in the front yard.

Garbage Cans

All trash receptacles and garbage cans shall be stored in a garage or screened by an approved enclosure, fence or natural landscape materials.

Junk Vehicles

No stripped, partially wrecked, junk motor vehicle or part, or any motor vehicle not displaying a current valid inspection sticker shall be permitted to be parked on any home site.

Mailboxes

Mailboxes are specified by the Developer and installed by the builder. Homeowners are responsible for maintenance and the repair or replacement if mailbox is damaged following installation.

Patios and Patio Enclosures, Screened Porches

Outdoor living areas should be consistent with the architectural character and details of the home. Porches on the rear of the home may be screened or glazed. Patio surfacing materials should be concrete, stone or pavers. The location, materials and finish used on all porches shall be submitted for approval.

Pet Enclosures

Pet enclosures/houses, dog runs are not allowed.

Play Structures

Play structures require approval by the ARC. Play structures must be within 20' of home and at least 25' from side property lines on water lots. They are limited to the rear yard and generally should not be visible from any street or adjacent properties. Structures must be made of wood with a natural finish. They may subject to additional screening requirements or fencing as imposed by the ARC. Inflatable play structures are not permitted. No basketball backboards and/or baskets (nets) shall be attached to the dwelling. Portable basketball goals must remain on the driveway near the garage area and away from the street and must be stored in the garage when not in use.

PODS – PODS are limited to a period of 72 hours for purposes of loading or unloading. Extensions may be granted by contacting the property management company.

Satellite Dishes & Outside Antennas

Installation of a satellite dish does not require prior approval. Installation must comply with the following guidelines. The satellite dish must be one meter or smaller in diameter. The installation must be in the most inconspicuous location of the property that will allow for acceptable signal reception.

Sheds

Sheds and other detached structures are not permitted on water lots. For non-water lots, they are limited to the rear yard and generally should not be visible from any street or adjacent properties. Structure must have significant details matching house, i.e. brick and roof shingles. Any structure that is not a visual asset to the lot will require fencing or screening from streets and other lots. Prefabricated sheds are prohibited. Structure shall be outside of construction easements and at least one and one-half times the side setback from the property line.

Signs

No signs may be placed or erected on any lot other than the standard Compass Pointe and approved builder signs. No sign may be nailed to a tree. Political signs are allowed during certain time periods as further described in the Covenants.

Storm Doors

Clear view (full light) storm doors and storm doors that mimic the characteristics of the door they are covering are permitted without approval of the ARC. ARC must approve all others.

Swimming Pools/Hot tubs/ Water Features

All proposed swimming pools, hot tubs, fountains over 36 inches, waterfalls, etc. must be submitted to ARC for approval and comply with NC State Law in addition to the Design Guidelines. Above ground swimming pools are prohibited. Bubble covers for in-ground pools are prohibited.

Yard Ornaments/Decorative Objects/Garden Flags

NO Yard Ornaments, Decorative Objects or Garden Flags are permitted within front yard areas of dwellings within Compass Pointe.

Such items are permitted in the rear yard areas; however, no such ornament, object or flag may exceed a height of 36 inches.

Traditional bird baths, birdfeeders, birdhouses and decorative planters are permitted and may be placed in any area without Architectural Review Committee approval.

PLEASE NOTE: Changing the character of an object so as to make it fall within one of the above allowable categories is not permitted. An example would be attaching flower pots to a bicycle to make it a planter or affixing a bowl atop a statue to make it appear to be a birdbath or feeder.

For further information regarding any yard ornament, decorative object or garden flag you are considering please contact the Architectural Review Committee.

DEFINITIONS

Front Yard: Line drawn perpendicular to the front corners of the dwelling lying opposite the street upon which the dwelling fronts and extending to the side lot lines. Where a garage extends forward of said line (courtyard or side load garage) the front corners of the garage are not to be used as a basis for defining the front yard line. All areas lying between the front line and the street are considered front yard areas except for driveways and walkways.

Rear Yard: Line drawn perpendicular to the rear corners of the dwelling extending to the rear lot line. The rear corner of the dwelling does not include patios or pads adjacent to the dwelling but is defined by the actual living portion of the dwelling.

Side Yard: Any area adjacent to the dwelling lying between the front and rear lot lines as defined above.

ALLEYWAY PARKING

Overnight Parking on all streets within Compass Pointe is expressly prohibited. Where parking spaces have been located in front of a dwelling such spaces are designated for construction, delivery and guest parking only. Said parking spaces are **NOT** to be used by the owner/residents for overnight parking at any time. All resident parking by owner/residents is to be located within the driveway or garage of their dwelling.

IMPERVIOUS SQUARE FOOTAGE LIMITS

Impervious square footage for a given home site is defined as the cumulative impervious square footage for any given lot, the area where water or moisture can not go into the ground such as driveways, patios, walkways, plus the home's footprint. Every one of Compass Pointe's sections and their given streets, have been assigned a maximum impervious square footage rating with the State of North Carolina as further described in the Covenants. In order to calculate the building lots planned or existing impervious square footage, one must first figure out the house footprint, then add on walkways, patio expansions etc. Owners may call the on-site management company representative for assistance in calculating impervious square footage limits for their property. They should be on record with the original ARC application.



APPLICATION FOR ARCHITECTURAL CHANGE OR ADDITION TO HOME EXTERIOR

Date: _____ E-Mail Address: _____

Name: _____ Phone#: _____ Cell#: _____

Address/Lot # _____, Leland, NC 28451

Description of Change/Addition: _____

General Contractor Name: _____ NC Contractor License #: _____

Contractor Mailing Address: _____

Contractor Phone #'s: Office: _____ Street _____ City _____ St _____ Zip _____
 Cell: _____ E-Mail: _____

Has Contractor read and become familiar with: Compass Pointe Residential Protective Covenants? Yes No
 Governmental Building Codes/Requirements? Yes No
 Compass Pointe Architectural Design Guidelines? Yes No

Is your home located on: A lake/pond: _____ the golf course: _____ A conservation area? _____

How long do you expect completion of the proposed work to take? _____

Are you requesting a change in exterior color of your home: **NO YES** - Attach a color sample?

Exterior elevation of your home affected by the change (Circle all that apply):

Front Back Right-Side Left Side

FOR THE ADDITION OF A POOL, PATIO OR OTHER HARD SURFACE

Max Impervious Sq footage of property _____

Impervious Sq footage of property after change _____

FENCING (Please see ARC Design Guidelines for acceptable fencing.)

Submit a picture of the fence if possible Aluminum

Material: _____ Height: _____ ft.

Is there a fence on your neighbor's property? Yes No

Have you discussed joining your fence with theirs? Yes No

ATTACH

1. A detailed sketch or drawing (to scale), photograph or manufacturers brochure showing the details of your change/addition.

2. A copy of your home survey showing exact location of residence, easements, distance to property line of all improvements including fencing. Changes to the exterior of your home should be shown on a scale copy of the elevation that will be changed. **FOR FENCING:** Mark the requested location of fencing in a manner that will be clearly visible and show any fencing on adjoining property. Mark the location of the change in a manner that will be clearly visible.

3. Fees

- Nonrefundable \$50.00 review fee/ projects costing less than \$50.00 (Payable to “Compass Pointe Master Association)
- Nonrefundable \$100.00 review fee/ projects costing more than \$100.00 (Payable to “Compass Pointe Master Association)

BY SIGNING BELOW, I ACKNOWLEDGE THE FOLLOWING:

- Owner’s Association account may not be delinquent to have request considered by the Architectural Review Committee.
- You understand and agree that work on the project represented on this request has not nor will be started until approval is received in writing from the Architectural Review Committee.
- You are responsible for the timely completion of the project and the prompt removal of any debris accumulated.
- It is your responsibility to comply with the zoning, building codes, laws etc. of all governmental authorities.
- An Easement may exist on your property—KNOW WHERE!!—before you begin your project.
- Are you in compliance with Articles 10 and 11 of the Protective Covenants, Architectural Guidelines, and Rules and Regulations?
- I understand that approval by ARC is for aesthetic considerations only and does not represent structural integrity Or soundness of construction.

Submitted by (Signature: _____)

Print Name: _____

Address: _____

Date: _____

For Office Use, Only

DATE REVIEWED BY ARC: _____ APPROVED: _____ NOT APPROVED: _____

PENDING: _____ FEE: _____

Reason not approved or pending

1. _____
2. _____
3. _____