



**Occano Owners Association, Inc.**  
**Design Standards**  
**[DRAFT]**

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## **Section 1. General Architectural Standards**

- 1.1 General.** Occano intends to create communities within the development that reflect the rich traditions of North Carolina’s coastal and agricultural regions, that will create a “theme” reminiscent of the local history, that will inspire confidence among owners and purchasers, and that will protect property values. Traditional homes like those found in coastal towns and farming villages throughout eastern North Carolina are highly encouraged.
- 1.2 Design Elements.** Design elements consistent with this theme can include:
- Elevated First Floors (Section 3.3)
  - Broad Hip Roofs (Section 5.1)
  - Covered Verandas and Wraparound Porches (Section 3.6)
  - Large Double Hung Windows with Shutters (Section 7.1)
  - Transom Windows and French Doors (Section 7.1)
  - Gable Accent Trim Pieces (Section 4.3, (c) )
  - Neutral Colors (Section 3.8)
- 1.3 Regulations.** All construction shall comply with the laws and regulations of authorities and agencies having jurisdiction including state and local building codes, CAMA, the U. S. Corps of Engineers, and the zoning regulations as included in the Planned Unit Development for SHP. All construction shall also comply with the State required Storm Water Management Plan as prescribed in the Covenants.
- 1.4 Design Review Committee.** Using these Design Standards (as defined in the Master Declaration of Protective Covenants and Easements) as general guidelines, the Design Review Committee (the “DRC”) (also as defined in the Master Declaration of Protective Covenants and Easements) strives to achieve and maintain a general uniformity within the various communities of Occano. The DRC shall be the sole determinant of whether a proposed house, outbuildings and accompanying yard are of an acceptable style, size and appearance.

**Section 2. Defined Terms**

- 2.1 **Height.** The vertical dimension of any element or structure measured from the highest point to the average grade around the base or foundation. For fences and walls the height shall be measured vertically at any point from the ground to the top of the fence or wall.
- 2.2 **Front Yard.** The portion of the lot from one right-of-way line to the nearest corner of the two outermost sidewalls. On lots served by more than one right-of-way, the DRC will determine the “facing” of the house (front elevation of the house against the right-of-way).
- 2.3 **Rear Yard.** Any portion of a lot from the rear property line, shoreline or secondary right-of-way to the nearest corner of the two outermost sidewalls
- 2.4 **Side Yard.** Any portion of a lot other than the front or rear yard.
- 2.5 **Improved Homesite.** An improved homesite is any lot or property which has a completed home established on site; all others are considered unimproved homesites.
- 2.6 **Building Setback.** Building Setbacks are areas on lot which are considered not to be buildable. These areas are installed as to promote greenspaces between homes for privacy, fire protection and for natural screening. Driveways and stairs are generally allowed in these areas but no vertical construction is permitted.
- 2.7 **Covenants.** Not used.
- 2.8 **Right-of-Way.** An area available for public traffic including public roads, public walkways, golf course areas open to members and guests, amenity areas open to members and guests.

### **Section 3. Building Layout & Design Guidelines**

**3.1 Building Setbacks.** All Building Setbacks delineated in the Covenants and Planned Unit Development restrictions must be followed.

- (a) **Garage Setback.** Single story detached garage buildings, with no living space, are allowed to encroach in the Side Yard Setback up to 5' from the property line.

**3.2 Permitted Floor Area.**

The permitted floor area for any house in each section is delineated below.

- (a) The Legacy (Phase 1) shall not be less than 1,800 square feet for one-story homes and 2,600 square feet for two-story homes. No more than 60% of the property can be nonpermeable.
- (b) Soundside (Phase 2), the minimum heated floor area is not less than 1,200 square feet. No more than 60% of the property can be nonpermeable.
- (c) [Reserved for future Phases]
- (d) Up to 400 square feet of the floor area of an unheated above-garage bonus room may be included toward the minimum area.

**3.3 First Floor Level.**

- (a) The Legacy (Phase I), In keeping with traditional architectural composition, a raised first floor of at least 2 feet above grade for all homes is required. This can be achieved by a crawl-space foundation or elevated slab.
- (b) Soundside (Phase 2 & 2A), In keeping with traditional architectural composition, a raised first floor of at least 2 feet above grade for all homes is required. This can be achieved by a crawl-space foundation or elevated slab.
- (c) [Reserved for future Phases]

**3.4 Height.**

- (a) The Legacy (Phases 1 and 1A) the maximum roof height is 50' as measured from the highest point to the average grade around the base or foundation
- (b) Soundside (Phases 2 and 2A, all blocks) the maximum roof height is 36' as measured from the highest point to the average grade around the base or foundation.
- (c) [Reserved for future Phases]

**3.5 Detached Ancillary Structures.** Garages are the only ancillary buildings permitted to be constructed detached from the main structure. An ancillary building connected by a breezeway may be considered as connected to the main structure at the discretion of the DRC.

**3.6 Porches.** All homes are to have a porch fronting the front yard with minimum dimensions of 6' deep and 12' wide. Traditional porches along one or two full sides of a home are encouraged. At the discretion of the DRC, an exception may be granted for a substantial traditional entrance surround combined with a 6' deep and 6' wide stoop as a substitute for a porch.

**3.7 Screening.**

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- (a) All trash and recycling receptables must be screened from view from any right-of-way using fences or plantings. Roll-out cans must be stored in the enclosure except for designated pick-up times.
- (b) All gas storage tanks much be screened from view from any right-of-way using fences or plantings. Underground storage tanks are not permitted.

**3.8 Exterior Paint Colors.** The DRC maintains a selection of pre-approved and recommend full color palettes for use by homeowners. Any exterior paint colors other than those that are pre-approved must be reviewed and approved by the DRC.

The pre-approved color palettes are listed in Exhibit A.

**3.9 Swimming Pools.**

- (a) In-ground pools are allowed based upon an approved submission to the DRC indicating size, shape, materials and location on the property. Above ground pools are not permitted. All pools must meet lot setback requirements and non-permeable surface calculations for stormwater management.
- (b) Portable pools usable by small children and pets are acceptable but must be stored indoors when not in use.

**3.10 Solar Installations.** Solar installations must be submitted to the DRC for review. Installations should not be visible from any right-of-way.

**3.11 Driveways.** A 10-foot-wide hard surfaced driveway shall be provided from the edge of the roadway. At a minimum this driveway must provide one 10'x18' parking space within the boundary of the lot. Concrete, brick, cobblestone, oyster shell and stamped concrete driveways are permitted. Asphalt and crushed stone driveways are not permitted.

**3.12 Walkways.** The DRC shall be the sole determinant of whether a walkway color is acceptable. Brick and cobblestone or stamped concrete walkways are encouraged. White concrete and asphalt walkways are not permitted.

## **Section 4. Building Exteriors**

**4.1 Wall Materials.** The following materials are permitted for use on exterior walls.

- (a) Engineered wood siding, fiber cement siding or wood clapboard, with a 6" maximum exposure.
- (b) Wood or fiber cement shingles with a 5" to 8" exposure.
- (c) Traditional board and batten siding of fiber cement or wood materials.
- (d) Foundation walls should be of brick, stone or parged block.
- (e) Brick and stone can be used for exterior walls such that they do not make up more than 20% of the area of any elevation and cannot extend above the bottom sill of the first-floor windows.
- (f) Prohibited exterior finish materials include vinyl in all configurations, metals and concrete block. Unfinished red brick is not permitted.

**4.2 Wall Finish Execution.** The following pertains to how building exterior materials are to be finished.

- (a) Cementitious siding to be face nailed top and bottom. All nail holes and vertical seams to be caulked and sanded.
- (b) Horizontal siding must be fully back supported to maintain a straight and even outer surface and must be fully finished.
- (c) Full panel (4' x 8') exterior siding is only allowed for accent areas up to a maximum of 25% of any one façade. The maximum exterior siding width for non-accent areas is 24".

**4.3 Trim.** The following walls finishes are permitted.

- (a) Vinyl or aluminum may be used to clad trim around roof eaves and rakes and for soffits and porch ceilings.
- (b) Trim sizes should be appropriate to the style and scale of the house. Corner boards shall be 3 1/2" wide minimum. All windows and doors shall have head and jamb trim at least 3-1/2" wide.
- (c) Gable Accent Trim / Pediment Details are required on all front roof gables (sample below) with the size and design at the owner's discretion.



- 4.4 **Garage Doors.** Metal or fiberglass garage doors in a traditional “paneled” pattern are permitted and barn-style wood doors are highly encouraged. Flat metal panels (including lightly dimpled or embossed) and corrugated metal or fiberglass doors are not permitted.

## **Section 5. Building Roofs & Gutters**

### **5.1 Roof Configurations.**

- (a) Permitted roof configurations include hips, Dutch hips, gables and any combinations thereof. Shed roofs are permitted in combination with other roof forms but not as the primary roof form. Mansard and flat roofs are not permitted.
- (b) Roof pitches shall be the minimum specified by the manufacturer for the roofing materials. Principal roof(s) shall have a slope that is not less than 2:12 or greater than 12:12. Ancillary roof(s) shall have a slope greater than 2:12.

- 5.2 **Roof Materials.** Permitted materials for roofing are dimensional “architectural grade” shingles, metal standing seam metal or V-ribbed. DRC pre-approved colors include raw copper, patinated copper (light green), clear-coated silver (galvalume), brown, dark green, black, red and red-brown.

### **5.3 Roof Penetrations.**

Roof penetrations are to be placed on the rear slope of the roof so as to not be visible from the street. Roof penetrations are to be painted to match the color of the roof.

### **5.4 Gutters.**

Gutters and downspouts should only be utilized in problem area.

## **Section 6. Building Porches & Decks**

### **6.1 Materials.**

- (a) Decks are to be constructed of treated or painted wood or synthetic materials (Trex, for example) in gray or brown.
- (b) Porch floors are to be wood or concrete.
- (c) Railings shall be of traditional configurations and constructed of wood, fiberglass composite, pre-painted metal or vinyl-clad metal. Black wrought iron and wrought aluminum railings are also permitted when appropriate to the style of the house.
- (d) Porch columns shall be of traditional shapes and sizes. Round columns shall be of classical proportions. Square columns without chamfered corners or trim bands are not permitted.

### **6.2 Colors**

- (a) Porch floors are to be left natural or, if painted, to be a traditional color like dark green, gray, red-brown or brown.
- (b) All such railings shall be white whether painted on site or prefinished except for wrought metal railings which can be black.

## **Section 7. Building Windows, Doors & Shutters**

### **7.1 Configuration.**

Traditional double-hung and casement windows are preferred. Vinyl single hung windows are allowed. Window and door glass, if multi-paned, shall be divided by muntins in a traditional pattern; window grill patterns should be consistent with the overall architectural style of the home. Where appropriate to the style of the home, muntins may be eliminated from the lower sash of double-hung windows. Awning windows are discouraged. Fixed picture windows shall be appropriately shaped and proportioned to the style of the home.

- (a) Windows should generally be the same style and type all around the house.
- (b) Multiple windows in the same opening are to be separated by a minimum of a 4" mullion.
- (c) All trim at windows and shall is to be a minimum of 3½".

### **7.2 Materials.**

- (d) Windows are to be painted wood, aluminum clad or vinyl.
- (e) Doors are to be painted or stained wood, aluminum clad or fiberglass.
- (f) Shutters are to be wood, fiberglass or PVC.

### **7.2 Entry Doors.**

Entrance doors must be paneled, full-glass, or three-quarter glass panels and may be of any material permitted by Code.

## **Section 8. Fences & Walls**

### **8.1 Fencing.**

All proposed fence and wall installations shall be submitted to the DRC for review of proposed locations and design details. Each case will be reviewed on an individual basis and the DRC retains the right to grant variances to the requirements contained herein. Landscaping and screening plantings may be required at the discretion of the DRC.

### **8.2 Configuration.**

- (a) No fencing shall be constructed beyond the front corner of any residence.
- (b) Fencing along interior property lines is to be setback 5 feet from the property line to allow for screening plantings. Fencing along golf course property lines is to be setback 10 feet from the property line. Fencing along interior ponds is to be setback 15 feet from the waterline.
- (c) Fencing finish material must be applied to frame on the public view side of the fence.
- (d) No trees of significant size (3-inch caliper or greater) shall be removed during the installation of a fence.
- (e) Fencing shall be no greater than 48" above the natural grade.

### **8.3 Materials.**

- (a) Fencing along interior lot lines shall be made of wood in a shadow box configuration or of a custom design reviewed by the DRC.
- (b) Fencing along the golf course property lines, Salmon Creek, Albemarle Sound and interior ponds (or impacting the views of any of the above) shall be open metal rail.
- (c) Garden walls and retaining walls are to be non-brick masonry.
- (d) Prefabricated brick, board-on-board, chain link, split rail and welded wire fences are not permitted.

**Section 9. Landscaping & Maintenance**

- 9.1 Plantings.** A minimum of 10% (ten percent) of the open space of any lot (excluding building footprint, driveways, decks, walkways, etc.) shall be covered with vegetation (to include trees and native grasses) or shrub and flower beds. Lawns shall not be included for the purpose of achieving the 10% minimum. Homeowners are encouraged to plant native trees and grasses on their property.
- 9.2 Trees.**
- (a) Native plantings are encouraged. Exhibit B includes a list of native plantings.
  - (b) New tree plantings (for trees not already established on a property) must honor the setbacks established for the property.
  - (c) Approval is required for the removal of trees greater than six inches (6”) in diameter at a height four feet (4’) above grade. Stumps must be removed when any tree greater than six inches (6”) in diameter at a height four feet (4’) above grade is removed.
- 9.3 Hedges & Screen Planting.** Hedges and screening plantings are to be of varied species and arranged in a natural configuration. Single species “live fence” configurations with mature plants greater than four feet are prohibited.
- 9.4 Lawn Maintenance.**
- (a) For improved homesites lawns must be maintained to a height of no more than four inches.
  - (b) Lawns are to be generally kept clear of weeds and to be edged at borders.
- 9.5 Grading.** The homeowner is responsible for making sure that post-construction grading is in accordance with the established storm water drain plan. The maximum depth of fill shall be no more than 12” higher than the highest natural point on any adjoining lot. The DRC will work with lot owners to resolve disputes that result in ponding or flooding caused by excavation or fill on adjoining lots.

## **Section 10. Docks & Bulkheads**

- 10.1 Docks.** Docks are permitted on specific designated lots. Docks and piers structure on interior ponds are not permitted.
- 10.2 Maintenance.** Owners are responsible for the maintenance of the bulkheads along their respective property and must address washouts and water rutting as they occur. For homesites located on the bulkheads above the Albemarle Sound, plant growth on the slope on the bulkhead must be maintained to a height of no more than eighteen (18) inches.
- 10.3 Construction.**
- (a) All pilings are to be power-driven with an 8" minimum diameter (pressure-treated 2.5 CCA) and have pile caps. Battens are to be 3"x 10" nominal (pressure treated 0.40 CCA). Stringers are to be 2"x 10" nominal (pressure-treated 0.40 CCA). All nails, bolts and miscellaneous fasteners are to be galvanized or stainless steel.
  - (b) Decking shall be precast concrete planks or "Thru Flow" decking in grey.
  - (c) The pier must have a minimum width of 3', a maximum width of 5' and a maximum length of 150'. A terminal "L" or "T" shaped platform of 5'x 10' may be constructed at the end of the pier but may not exceed the maximum length.
  - (d) Boat house are allowed only if permitted by the North Carolina division of the Coastal Resources Commission pursuant to the Coastal Area Management Act.

## **Section 11. Maintenance**

**11.1 Antennas and Satellite Dishes.** No antenna may exceed the height of the peak of the house roof. Satellite dishes larger than 24" in diameter are not permitted.

### **11.2 Garden and Lawn Features.**

- (a) No more than three garden features (figurines, statues, bird baths, sundials, etc.) not to exceed 4 feet in height are permitted in the front yard.
- (b) All woodpiles must be stacked and maintained in good order. Woodpiles are not permitted in front yards and must not be visible from any right of way.
- (c) Permanent play equipment must not be visible from any right of way unless otherwise approved by the DRC. Playground equipment must not be higher than 15 feet.
- (d) Soccer goals, trampolines and other temporary play equipment must be stored indoors when not in use.
- (e) The installation of free-standing poles (including poles for basketball hoops) must be submitted for review by the DRC. Poles for flags must be attached to a structure; free-standing flag poles are not permitted.

### **11.3 Signage & Decorations.**

- (a) Real estate signs are permitted with one in the front yard and, for lots that border on the golf course, one in the rear yard. Real estate signs are not permitted in the common areas.
- (b) Political campaign signs are permitted to be displayed up to 45 days prior to an election and must be removed no later than seven days after Election Day. A maximum of three signs no greater than 36" x 36" are permitted. Political signs are not permitted in the common areas. Political signs that disparage a candidate or political issue are prohibited.
- (c) Contractor signs are permitted and must be removed once the work is complete.
- (d) Sign recognizing a specific event (congratulatory signs, graduation signs, birthday signs) are permitted one week before the event and must be removed no later than one week following the event.
- (e) Commercial advertising signs are prohibited.
- (f) Holiday Decorations are permitted to be installed two months prior to a specific holiday and must be removed no later than one month following the holiday. Decorations with sound are not permitted. Any lighted decorations must be turned off after 10:00 PM.
- (g) Exterior decorative elements and signs over four square feet are to be approved by the ARB.

### **11.4 Noise.**

- (a) Wind chimes are allowed as long as they are not audible off the property of the homeowner.

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- (b) Gas operated commercial landscape equipment may not be operated on Saturdays and Sundays. Homeowners are responsible for ensuring that hired contractors only operate equipment during weekdays.

**11.5 Exterior Lighting.**

- (a) Spotlights for the purpose of illuminating a structure are not allowed. Lights that shine into neighboring yards or the windows of neighboring houses are not allowed.
- (b) Exterior Light Fixtures: Wall-mounted lights must be of a style appropriate to the house. The use of short (less than 4') bollards for illumination of driveways, walkways, decks and pool decks is encouraged.
- (c) To reduce light pollution and maintain the night sky, decorative up-lighting of feature trees or other design elements is discouraged. When utilized individual lamps may not exceed 200 lumens per fixture.

**11.6 Fires**

- (a) All outside fires must be contained within a smokeless fire pit (a Solo Stove for example) or in an built-in fireplace with a chimney termination at least six feet above the surrounding grade.

## **Section 12. Contractor & Construction Guidelines**

### **12.1 Permitted Construction Hours.**

- (a) Construction hours shall be defined as 7 AM to 7 PM on Monday through Friday and 9 AM to 4 PM on Saturdays.
- (b) No construction or related activity is permitted on Sundays or Holidays to include New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving and the following day. Christmas Eve and Christmas Day.

### **12.2 Site Maintenance**

- (a) All reasonable measures shall be taken to avoid damage to roadways, common areas or other properties during the construction process. Silt, sand, or dirt that migrates to road surfaces from the site during construction shall be cleaned daily. Sedimentation and soil erosion to other properties shall not occur.
- (b) Contractors shall be responsible for the repair of any damage to adjacent property occurring during construction including, but not limited to, such things as disturbing easements or rights-of-way on adjacent/across the street areas caused by vehicle parking, street, sidewalk/walkway, or curb damage and live tree/vegetation damage. Repair of the disturbed right of ways shall be repaired to an original or better condition to include the application of grass seed of the same type as the surrounding grass.
- (c) All sites must be maintained in a clean and orderly condition. The Contractor is responsible for policing the site at the end of every workday and maintaining dumpster contents to a reasonable level. The Contractor to whom the access permit is issued is responsible for his own activities and those of all his subcontractors.
- (d) All permits shall be properly displayed near the roadside.
- (e) A builder's sign, no larger than 2' x 3', must be posted when the Access Permit is granted and must be removed when the Certificate of Occupancy is issued. No Sub-contractor signs are permitted.
- (f) All Port-a-johns shall be sited well off roadways and near the construction space. Their doorways should not face streets or adjacent properties. They must be staked to the ground as the area has a tendency for high winds. They must be promptly removed from the site when work is completed.
- (g) All construction sites shall have a dumpster or equal solid bottom trash container to hold construction residue including lunch trash, bottles, and cans they should be properly secured so as not to allow the wind to pick up and disperse trash into the neighboring areas. Plywood "pens" are prohibited.
- (h) No open burning is permitted at any time. Burning and burying of debris are prohibited. Burning of construction debris shall be subject to a fine of \$200.00 for each violation.
- (i) Construction personnel must give due consideration to adjoining Member's property when parking. Parking should be on the lot where the construction is taking place whenever possible. Temporary parking is permitted on rights of way. If a vehicle or trailer is left overnight, it shall be parked well off the roadway and must be removed

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when it is no longer required. Long-term parking (more than 72 hours) is prohibited without DRC approval.

- (j) No construction materials may be stored on vacant lots or street rights-of-way except for the developer. All materials will be kept orderly, neat, and contained. Materials must be secured so as not to blow around in the wind.
- (k) Upon completion of construction, all excess materials shall be removed or stored out of sight.

**12.3 Construction Completion Date.** Construction of the house, driveway, and any sidewalks must be completed within twelve (12) months. If construction is not completed within twelve (12) months of commencement the project is to be resubmitted to the DRC.

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**EXHIBIT A**

Per Section 3.8 Exterior, Paint Colors, included below are the pre-approved and recommend full color palettes for use by homeowners. Any exterior paint colors other than those that are pre-approved must be reviewed and approved by the DRC.

References below are to Sherwin William brand paint colors.

	House Color	Doors & Shutters Color	Trim Color
1.	SW 6520 - Honest Blue	SW 7019 - Gauntlet Gray	SW 7006 - Extra White
2.	SW 6517 - Regatta	SW 7512 - Pavilion Beige	SW 7008 - Alabaster
3.	SW 7029 - Agreeable Gray	SW 6488 - Gran Canal	SW 7006 - Extra White
4.	SW 9133 - Jasper Stone	SW 6307 - Fine Wine	SW 7008 - Alabaster
5.	SW 9109 - Natural Linen	SW 9137 - Niebla Azul	SW 7006 - Extra White
6.	SW 7601 - Dockside Blue	SW 6244 - Naval	SW 7006 - Extra White
7.	SW 6204 - Sea Salt	SW 2802 - Rookwood Red	SW 7008 - Alabaster
8.	SW 6249 - Storm Cloud	SW 6156 - Ramie	SW 7008 - Alabaster
9.	SW 6686 - Lemon Chiffon	SW 6244 - Naval	SW 7008 - Alabaster
10.	SW 7006 - Extra White	SW 6234 - Uncertain Gray	SW 7006 - Extra White

**EXHIBIT B**

Native plantings, including those included below are encouraged on the property.

Oak – Red, Live, White, Willow

Maple – Silver, Red

Ornamental – River Birch, Dogwood, Crepe Myrtle

Conifer – Cypress, Loblolly, Longleaf