

BELMONT LAKE PRESERVE ARCHITECTURAL GUIDELINES

Updated 7.3.2022

	SECTION 1	SECTION 2	SECTION 3	SECTION 4	VILLAS
MINIMUM SQUARE FOOTAGE:					
Two Story	2,200	2,200	2,500	2,000	1,600
Ranch	1,800	1,800	2,000	1,600	1,200
EXTERIOR:					
Vinyl Siding: Where allowed, only premium grade Vinyl is permitted. Examples include CertainTeed "Cedar Impressions Perfection Shingles" or "Carolina Beaded"	Vinyl Siding is Not Permitted			Only Premium Grade Vinyl is Permitted	
Front Elevation: percentage use of brick, stone, or other accent material (including foundation)	25%	25%	35%	15%	0%
Minimum Cars in Enclosed Garage	2	2	2	2	2
25 Year Architectural Shingles	Mandatory in all sections.				
Minimum Entrances Steps	3	3	3	0	0
Fencing	No chain link fencing. Minimum 4' height, maximum 6' height. All fencing as approved by the ECC. <u>All fences must have the finished side facing outward to adjacent properties and right-of-ways.</u>				
Minimum Roof Pitch (main roof only, not accessory roofs like porches)	6/12	6/12	6/12	4/12	None
POOLS:					
Above Ground	Not permitted.				
In Ground	Subject to ECC approval.				
NOTE: Unfinished Concrete and Unfinished Block Foundations are <u>Not</u> an acceptable aesthetic throughout the Community					

Belmont Lake Preserve

ECC Minimum Setback Standards

(All Setbacks are Denoted in Feet)

Phase:	Front Setback	Corner Setback	Side Setback <i>(each side)</i>	Rear Setback
Section 1	30	30	10	25
Section 2	15/25*	15/25*	5	25
Section 3	25	25	10	25
Section 4	15/25*	15/25*	5	15/25**
Villas	25	25	5	10

**15 feet for alley-loaded lots, 25 feet for front-loaded lots.*

***25 feet for alley-loaded lots, 15 feet for front-loaded lots.*

The above minimum setbacks do not take into account lot specific conditions.

It is the Owner/Contractor's responsibility to accommodate for any condition affecting its property.

Any ECC Submittal must have a plot plan or plat map accompanying it which adheres to these standards.

Belmont Lake Preserve	
Checklist of Minimum standards for ECC review. See deed book 2791 page 537-588 Nash County Register of Deeds for a complete list of Covenants and Restrictions	<u>Check off</u>
	<u>Items shown</u>
All items shown on site plan must be clear and legible and to a scale .	
Depict the building setbacks as reported on recorded maps and declaration of covenants. Do not note the building set back lines, they must be shown to scale.	
Depict all proposed buildings including accessory buildings to scale. Depict setbacks of the proposed improvement from all property lines and street.	
Depict all improvements including walks, steps, decks, porches, retaining walls and patios giving type of material and color proposed	
Depict driveway location and type. Depict auto parking location and type of material use for the parking pad	
Depict garbage cart location and screening to be used to prevent the cart from being seen by the adjoining owner	
Depict all recorded easements to scale including those shown on recorded map.	
Depict the type, color, height, and location of all proposed fencing	
Depict exterior lighting. All lighting shall be aimed toward the ground and not toward adjoining owner or street. See Article VI, section 21 of the Covenants and Restrictions for more details	
Applicant is not required to depict existing water and sewer services provided for each lot but this is encouraged	
Depict all other proposed improvements not specified requested	
Natural Requirements	
Depict clearing limits	
Depict the location of trees 3 inches and larger that are planned to be removed or depict the existing wooded area along with the proposed clearing limits to be cut and removed	
Depict devices used to prevent soil (erosion) such as silt fence and/or temporary gravel driveway that prevents silt from leaving site	
Depict all trees that are to be planted	
Depict landscaping of any nature including the kind, shape, height (at maturity), material for bedding, color, texture, and location.	
Miscellaneous Requirements	
Depict a north arrow	
Depict the date of the request	
Depict the scale used to draw site plan	
Depict the name of person(s) requesting ECC approval.	
Depict road name and street address on site plan.	
Depict on the site plan all wetlands, Floodways and Base flood lines	
Applicant is not required to furnish Jpeg photo(s) but this is encouraged to speed up the ECC review process. The photos shall show the front of the lot, the adjoining owner(s) on either side of the applicant lot such that ECC is able to evaluate the existing improvements on the adjoining owner(s). If improvements are proposed along the rear of the lot or near the golf course or Lake, photos should be provided with views that show the existing features and improvements. Use terms on the photos file such as lot facing north, adjoining owner to the south, rear of lot facing street which will help ECC evaluate the application.	
Owner and not the contractor is responsible for maintaining the lot during and after construction. Owner shall prevent trash, rubbish, garbage or solid waste including inert debris from leaving site during construction and the owner is responsible for the disposal of the waste material within a reasonable period such that the waste does not become a nuisance to community	
General Notes	
No soil shall leave the site during a rainfall event or by vehicle at any time	
No trees shall be cut until site plan is approved by ECC	
Depict all drainage systems that are proposed	
ECC shall approve the planting of trees	
There are special provisions for lots that front on Lake and Golf course. See Art. VII of the Covenants and Restrictions Deed Book 2791 page 537-588	