

**Design Guidelines:**  
**A Builders Guide to New Construction**  
**For**  
**Gardens at Flowers Plantation Home Owners Association 2**  
Rev 7/12/16

This guide has been created by the Home Owners Association to assist you in the planning and execution of your new construction and to ensure that your construction is compatible with the rest of the neighborhood thus preserving the property values and the tranquility of those who have moved here before you. Some requirements may be based purely on subjective considerations.

This guide and any subsequent restrictions get their authority from our by-laws as recorded in book 1717, page 605 of Johnston County. Your assigned contact is \_\_\_\_\_ who will review your plans, monitor your progress and report back to the board any concerns. The board has the authority to demand corrections of features that were not approved and/or to apply fines associated with them. The best way for a smooth completion of your project is to thoroughly communicate your plans and any subsequent changes to those plans. Construction may not begin until your plans have been approved. You may have other rights as specified in the by-laws. The builder will ensure that all necessary permits are obtained.

Prior to construction submit:

- Plot plan
- A copy of your floor plans and proposed elevations.
- A copy of your landscaping plans including any tree removals
- An Architectural/Landscape Review Application
- Which, if any, of your neighbors you have contacted regarding you plans.

As needed describe:

- Roofing material color and type and whether solar panels are to be installed
- Siding and trim type and color
- Brick and mortar colors. Stone colors and placement.
- Shutter color
- Fencing location, height, style and materials
- Outbuilding location, materials and color, if applicable
- Placement of the driveway
- Landscaping materials.
- Location of any antennae, pools, patios, decks, walkways, or parking pads
- Describe any proposed changes to the flow of surface water, any plans for surface water control, and any materials to be used for that purpose.
- Driveway pipes.

Restrictions:

- Houses must be a minimum of 1350 Square Feet
- Garage doors are to be raised panel roll up with or without windows.
- Street facing porches must have brick skirting.

- Garages are not required in The Gardens but are required in all other subdivisions
- Driveways must be concrete, have an apron painted/stained and stamped consistent with the subdivision
- Mail boxes and supporting posts must be consistent with the subdivision
- Roofing materials must be dimensional/architectural style composition grey or black
- Siding must be solid stained cedar, stone, brick, painted hardboard and/or vinyl
- No water wells
- Foundations brick or parged block
- Each lot shall be subject • to the following setbacks:
  - No building or structure shall be erected or located any closer than 35 feet from the front property line.
  - No building or structure shall be erected any closer than 12 feet from the side property line (a 17% variance, 2 feet, is allowed).
  - No building or structure shall be erected any closer than 15 feet from the property line abutting a side street.
  - No building or structure shall be erected any closer than 30 feet from the rear property line.

Operations

- The contractor agrees that there won't be any construction noise before 8:00 am and agrees to stop construction at a reasonable hour.
- The contractor agrees to manage construction materials, vehicles and construction debris to minimize the impact to existing neighbors.

-----For official use only-----

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

Construction Address \_\_\_\_\_

\_\_\_\_\_ Date construction documents and building material descriptions received

\_\_\_\_\_ Date approved by the board

Please note below any changes to the approved plans and if they have been approved. Note any conditions.