



Recreational Village

Architectural Guidelines and Restrictions

Current as of June 2015

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Administrative Details

The Need for Architectural Guidelines and Restrictions

Structural and ornamental modifications to your cabin and property affect all members of the community. The establishment of guidelines and restrictions affords the members of the community an opportunity to ensure that the standards of quality to which the community was built are properly maintained.

Quality of life for all residents is improved when a tranquil, civil, and fair design review process is implemented. Additionally, a conservative approach to architectural modification within the community will ultimately preserve a positive reputation of the Village within the real estate marketplace; which in turn directly affects your ability to sell your cabin at the highest possible price.

Due to shared utilities, restrictions are also necessary regarding the internal components of any structure placed on a Unit.

Establishment of the Architectural Review Committee (ARC)

The Architectural Review Committee was established in March 2010. If the ARC should cease to exist, the Executive Board of the Coral Sands Point Property Owner's Association will act as the ARC.

The objectives of the Coral Sands Point Architectural Review Committee

- Protect and preserve the quality of the community while offering the greatest possible freedom in the use and alteration of one's property.
- Enable residents to achieve their personal objectives with respect to their property in a manner that maintains the community's objectives and a consistent look and feel.
- Review all applications for exterior alterations, and encourage resident involvement in the review process.
- Review all floor plans and internal components of structures placed on any Unit and report potential issues to the Executive Board.
- Foster pride in the appearance of our community.

The Architectural Review and Approval Process

When you contemplate making an alteration to your property, you must first consult the guidelines contained within this document. They will help you in finalizing your plans and will assist you in the preparation of your Architectural Variance Request.

ALL STRUCTURES MUST BE CONSTRUCTED TO THE APPLICABLE BUILDING CODE.

After you have studied the Guidelines, complete and submit your Architectural Variance Request application, a copy of which is included in this document. One (1) application must be submitted for each proposed alteration. Be sure that your application is complete and clear, and that it has all the necessary signatures, including your own.

Submit your application to:

Coral Sands Point Property Association
206 Pine St
Winston-Salem, NC 27107
Bbeeson2@triad.rr.com

Your application will be reviewed at the next Architectural Review Committee meeting and you will be notified so you can attend the meeting.

At the meeting, your application will be presented and discussed. You will be invited to join in the discussion if you attend. If you are not present, you may be contacted if the committee has questions. Upon conclusion of the discussion, the ARC will vote to recommend approval or rejection of your application, or to recommend approval with modifications or stipulations. Rejections will be explained. Approved applications will be returned within ten (10) working days.

No work shall commence until written approval is received from the Architectural Review Committee.

Appeals

If you disagree with the rejection and explanation of your application, you may appeal the decision. Submit a written request for appeal, along with your comments and the application form, to the committee within ten (10) days of receipt of the disapproval. The Coral Sands Point Executive Board will set a date for the review of your appeal. You will be notified so you can attend the meeting.

If you wish to modify the original application, please submit a new application and note on it that this is a resubmission.

The Process of Enforcement

It is expected that all the residents of Coral Sands Point Recreational Village will follow these guidelines for exterior alterations and landscaping. However, when a complaint is received, or an obvious violation of the guidelines is apparent, the homeowner will be contacted and asked to correct the problem, or submit an application within fifteen (15) days.

If this initial contact does not result in correction of the problem, the homeowner will receive formal written notification requesting action. Upon lack of corrective action within thirty (30) days from the date of notification, an assessment may be levied and/or legal action may be initiated.

How to Suggest a New Architectural Guideline or Change an Existing One

The Architectural Review Committee welcomes all suggestions. We are a committee made up of homeowners and neighbors, and invite your cooperation. Please write your request and address it to the following:

Coral Sands Point Property Association
206 Pine St
Winston-Salem, NC 27107

or

Bbeeson2@triad.rr.com

The Guidelines and Restrictions

1. Property Line Markers

Due to the close proximity of the lots at Coral Sands, it may be desirable to mark the property line to avoid encroachment between neighbors.

Between Two Occupied Lots: When marking the property lines between 2 occupied lots, BOTH neighbors must mutually agree on the material used and its placement. If both neighbors do not agree, the matter should be brought before the ARC for a ruling.

Although in some cases vertical property line markers are needed to protect personal property from being damaged by boats and trailers, unless approved by the ARC for this purpose, corner markers on lots may not exceed 10 inches in height. All approved vertical property line markers must be white vinyl.

Between Occupied and Unoccupied Lots: When marking the property line between an occupied and unoccupied lot, a mutual agreement is not necessary. However, the guidelines below must be followed.

Materials: Property lines may be marked with commercial pavers or natural materials, such as slate or stone. Landscape timbers may also be used as long as they are secured to the ground and form a straight line (no warped timbers). No other wooden property line markers (such as flowerbed edging) is permitted as property line markers.

Placement: Markers must be placed EXACTLY on the property line and may not extend past the road edge (as indicated on the recorded survey). If you are unsure of the exact property line, contact the developer or the ARC for assistance. To ensure property lines are accurate, the recorded survey and markers will be used and, if necessary, the assistance of a licensed surveyor will be employed.

2. Cabin Exterior Appearance

Lot owners may purchase a Park Cabin from any dealer, manufacturer, or previous owner. **Regardless of the source, all Park Cabins must be approved by the ARC BEFORE the order is placed.** This is to ensure the cabin you intend to place at Coral Sands will work on the lot you have selected and meets the overall architectural guidelines. Failure to do so could result in costly modifications after the park model is delivered. Basic requirements include:

Exterior Siding Colors: Approved colors include (but may not be limited to):

Any shade of Yellow, Green, Coral, Blue, Lavendar, Beige, and Gray

All exterior paint colors, including those listed above, must be reviewed and approved by the ARC BEFORE the Park Model is painted (whether in the factory or on-site).

Roof Material and Colors:

For Park Models to be constructed: Hawaii Blue metal roof

For existing Park Models: If metal, the roof should be painted to the currently approved color. If painting the roof is not an option, a variance may be requested.

Underpinning: To retain the “coastal” look and feel of the Village, cabin underpinning (skirting) must be white vinyl in lattice or solid only. **Note:** All cabins must be underpinned within 45 days of delivery regardless of when any deck is to be built.

Other types and colors of underpinning may be allowed if submitted in writing along with an actual example of the proposed material.

3. Interior Components

To minimize shared utility costs, Park Models being constructed for placement at Coral Sands, must adhere to the following requirements:

- Heating/Cooling – electric not to exceed:
 - 1.5 tons
 - 10.6 amps
 - May NOT have heat strips
- Stove – propane gas only
- Water Heater – electric or propane, with the following specifications
 - Electric not to exceed 1500 watts, maximum 20 gallon tank
 - Propane gas not to exceed 10 gallons
 - Combination propane/electric not to exceed 1500 watts or 20 gallons
 - Tank must be insulated with a water heater blanket

No washer/dryers or dishwashers – due to septic concerns, we do not allow these appliances in park models at Coral Sands. Connections may be present but the appliances may not be installed.

Existing Park Models being transferred to Coral Sands Point may be granted a variance for other types of components if approved by the Executive Board. In those cases, an additional monthly assessment may be levied to cover estimated additional utility costs. The Executive Board will determine, on a case-by-case basis, any assessment for each non-complying component.

4. Cabin Location

Due to the location of the connection pedestals, the location of Park Cabins on each lot is limited to:

On the Lot: Cabins must be placed on the lot on the side closest to the existing utility pedestal.

Next to the Property Line: Cabins must be placed as close to the property line as possible but where no projection, including roof overhang, crosses the property line.

Once a cabin has been blocked and skirted, it may not be moved, even on the same lot, without approval of the POA Executive Board, except in the case of a property line infringement.

5. Decks

ALL STRUCTURES MUST BE CONSTRUCTED TO THE APPLICABLE STATE AND COUNTY BUILDING CODES.

Materials: Decks may be constructed of pressure treated lumber, solid redwood, pressboard planking, or white vinyl.

Finish: Natural, clear wood, or white only.

Railings: Decks thirty inches or more off the ground must have railings. The railings must be no lower than three (3) feet, nor higher than three (3) feet, six (6) inches, measured from the upper surface of the deck floor. Deck railings may be constructed in a variety of styles, provided that all railings on the same deck are of the same style.

Lattice: If enclosing any portion of the deck with lattice, it must be of the white vinyl variety. No wooden lattice, in any color, is permitted.

Height: Decks may be no higher than 2 levels and the height of any 2nd level deck must be approved by the ARC prior to construction. No roofed structures may be placed on the 2nd level. Nothing may be placed above the railing level of a 2nd level deck (e.g., signs, flags, bird-feeders, windsocks, lighting, antennas, satellite dishes, etc.)

Placement: All decks must be self-supporting with a minimum height of one inch off the ground. All support posts must sit on a solid concrete footing (either block or poured). Decks may be built in various shapes/sizes, but must be at least 6 inches from the adjoining property line and 2 feet from the road.

6. Porches

Additional Screened Porches: Screened porches (in addition to any delivered with the cabin) may be allowed with prior written approval from the ARC.

On 2nd Level Decks: Enclosing, roofing, or screening 2nd level decks is not permitted.

7. Enclosed Rooms and Sunrooms

Additional Rooms: No additional enclosed living-area structures of any kind are permitted.

Enclosing Screened Porches: No additional enclosed living-area structures of any kind are permitted.

8. Piers and Floaters

The piers and floaters are limited common elements. They are owned by the Property Owner's Association but assigned for exclusive use to each unit owner.

Day-to-day/Annual Maintenance: These tasks are the responsibility of the property owner. This includes:

- Pressure-washing (at least annually) to remove dirt, grime, and algae buildup
- Repairing popped nails or screws
- Making minor repairs to deck boards and railings (e.g., replacing deck boards, railing posts, sections of hand railing, etc.)

AGPI Approved Configuration: Alcoa has created a special configuration for piers at Coral Sands Point. The developer is implementing this configuration as each lot is sold.

Structural Repairs: The POA is responsible for structural repairs to a stationary, ramp, or floater. It is the lot owner's responsibility to inform the POA that such repairs are needed by submitting a Pier Repair Request form (attached to this document). The POA will assess the condition of the pier, notify the owner, and complete any repairs deemed necessary.

Modifications: Only the POA may make structural upgrades to the piers and no modifications may be made to the stationary, ramp, or floater sections without APGI approval.

Fenders and Bumpers: Fenders and bumpers should be cleaned or replaced when they become unsightly from algae buildup.

Bird Repellant Techniques: The best method for repelling birds from roosting on a pier is to place a plastic owl near the location. This method should be tried first. If this does not work, reflective tape may be used but must be removed when the birds have migrated and are no longer a problem.

9. Parking Areas

Materials: Areas designated for parking on an owner's lot must be covered with gravel or pavers and be kept grass free by the owner.

Gravel Areas: The type gravel used must be no smaller than the surrounding areas. If other types of gravel are desired, ARC written approval is required.

10. Exterior Lighting

On Cabins: Cabins may have one exterior porch light.

Additional Lights: Because security lighting is present on the property, and to keep energy costs low, additional exterior lights, including floodlights, are not permitted.

Lighting Decks and Piers: Only low-level lighting is permitted on piers and decks. (solar lighting preferred)

11. Fences

All Fences: Whether on or between lots, all fences must be approved in writing by the ARC.

Between Units: Generally, fences built between units must be no higher than 3 feet and must be the “open” variety (such as pickets). BOTH owners must agree to fencing between units.

12. *Storage Cabinets and Buildings*

Materials: Storage cabinets placed on the exterior of your cabin must be constructed of high quality plastic (such as Rubbermaid) or, if space allows, a shed may be constructed with written approval of the ARC.

Sheds: All sheds will be sided, painted, and roofed to match the owner’s cabin.

Placement: Storage cabinets should be placed out of site when possible. If not, they should be placed in an out-of-the-way location whenever possible.

13. *Motor Vehicles and Recreational Equipment*

Storage: All motor vehicles and recreational equipment must be stored on the property owner’s lot at all times unless other arrangements are granted by another property owner. **Due to the limited parking available, owners are strongly urged to store equipment that is not being used at an off-site location.**

Recreational equipment includes, but is not limited to:

- Boats
- Motorcycles/Scooters
- PWCs
- Bicycles
- Golf Carts
- Trailers

Playsets: Because a playground is provided on-site, no children’s playsets are allowed to be placed on the property.

Children’s Toys and Sporting Equipment: All children’s toys and sporting equipment must be stored out of site when not in use.

Other Equipment: Trampolines and basketball goals are not permitted.

Visitor Vehicles: Unless prior arrangements are made with another property owner to use their lot for parking, all visitors must park on the owner’s lot they are visiting or outside the gate.

14. *Holiday Decorations*

Type: Any holiday decorations are allowed as long as they are not offensive in nature (as determined by the ARC).

Removal: Any holiday decorations must be removed no later than 10 days after the applicable holiday.

15. *Yard Art and Patio Furniture*

The Coral Sands Point POA seeks to offer the greatest possible freedom in the use and decoration of one’s property and therefore supports each owner’s desire to

make their lot their own by the use of patio furniture and yard decorations. These include, but are not limited to:

- Flagpoles and stands
- Tables, chairs, umbrellas
- Bird baths
- Flowerpots
- Outdoor fireplaces
- Gazing balls
- Sundials
- Wall plaques
- Statues
- Topiaries
- Fountains

Offensive Subject Matter: Any decoration deemed offensive by the ARC (e.g., racist, sexually explicit, etc.) is not permitted on lots, piers, porches, or decks.

Appearance: Excessive use of patio furniture and yard art on only a few lots can result in a crowded, untidy appearance to the entire community. Therefore, owners should place such items sparingly and tastefully, in a method that avoids appearing crowded or cramped.

- Each unit is limited to a maximum of 3 outdoor patio sets (table + chairs) that may be located as follows: 1 on exterior lower level deck, 1 on upper level exterior deck, 1 on the stationary section of the pier (if made of lightweight material).
- Any patio sets on a screened porch are not regulated by the ARC.
- A walking area of at least 3 feet in width must be accommodated on ALL outside decking.
- Each unit is limited to one exterior grill that must be covered when not in use.
- To minimize the risk of fire to POA property, no exterior fireplaces of any kind may be placed on any portion of a pier at any time.

Placement: To avoid weakening of the support structure, over-loading pier stationeries with excessive use of yard art and patio furniture should be avoided. Most patio furniture and yard art should be placed on decks and porches with a few tastefully placed items in the front and rear yards, if desired.

- Patio sets placed on a stationary unit **MUST** be of lightweight material, preferably plastic.
- Absolutely **NO** concrete yard art items may be placed on any section of a pier.

16. ***Flags and Signs***

Signs: Small signs are allowed on the interior side of the unit with approval from the ARC. Signs are only allowed on the water side of a unit if they are no larger than 12" x 12" and cannot be read from the water (as determined by the ARC).

Flags: Small decorative flags and US state flags are allowed as long as they are not deemed offensive by the ARC, do not block the view of any property owner, and are not flown at a height above any US flag on the property.

POLITICAL SIGNS OF ANY KIND ARE NOT PERMITTED.

Country/State Flags: The only country/state flags allowed to be flown at Coral Sands Point are the United States flag and any official US state flag. The United States flag must always be positioned higher than other flags on the same pole.

On 2nd Level Decks: Nothing may be placed above the railing level of a 2nd level deck (e.g., signs, flags, bird-feeders, windsocks, lighting, antennas, satellite dishes, etc.)

If a patio set includes an umbrella that extends above the railing of a 2nd level deck, this is acceptable as long as the umbrella is maintained in good condition.

Security Signage: Because Coral Sands is a gated community and ALL guests must be accompanied by an owner (or real estate agent) at all times and such is indicated with signs on the perimeter of the property, individual No Trespassing Signs:

- Are STRONGLY discouraged
- Are limited to one sign per unit
- May not exceed 12' x 12' in size
- May ONLY be placed in ONE of the following locations:
 - Stairs to a Deck (preferably upper deck only)
 - Water side pier, floater, or steps

17. *Hot Tubs*

Hot tubs are strictly forbidden.

18. *Antennas and Satellite Dishes*

Type: Small antennas and satellite dishes are allowed with written approval of the ARC.

Placement: Neither antennas nor satellite dishes may be placed on the water side of any unit and should be placed as far out of sight as possible.

19. *Lawn Care and Equipment*

Material: Except for patios, walkways, and flower gardens, which should be neatly maintained, all open areas on any lot, should be kept as lawns or the gravel type indicated under Parking Areas above.

Height: All lawns (where applicable) should be kept mowed to a height not exceeding four (4) inches or gravel.

Equipment: Lawn mowers, string trimmers, shovels, rakes, and other lawn maintenance equipment should be kept out of site when not in use.

20. *Garbage and Recycling*

Garbage containers are provided on Unit A, next to the gate. This is not common area but use is granted by the owners of Unit A.

On Lots: Exterior garbage cans or recycling containers on individual lots are not permitted.

Recycling: All recycling should be taken to a Davidson County recycling location.

21. *Pets*

Pet Maintenance: Dogs must be kept on the owner's property or on a leash at all times. Additionally, all dogs and cats must be cleaned up after in all common areas, front yards, rear yards, and neighboring properties.

Dog Houses and Runs: Small dog enclosures may be allowed with approval of the ARC. Dog houses, dog runs, and large dog enclosures are not permitted.

Appendix A

Architectural Variance Request

Instructions

When you contemplate making an alteration to your property, you should first consult the guidelines contained within this document. They will help you in finalizing your plans and will assist you in the preparation of your Architectural Variance Request.

After you have studied the Guidelines, complete the Architectural Variance Request Form included in this appendix using the instructions below and submit it to:

Coral Sands Point POA
206 Pine St
Winston-Salem, NC 27107

OR

Bbeeson2@triad.rr.com

When received, your application will be dated and it will added to the agenda for the next Architectural Review Committee meeting. You will be notified of the time and place so you can attend the meeting.

Completing the form:

1. Print the name of the Unit owner/requestor. **Note:** Only a Unit owner may request an architectural variance.
2. Print your unit number (A, B, FF, HH, etc.)
3. Identify and indicate the section from the Coral Sands Point Architectural Guidelines and Restrictions to which a variance is being requested. Print both the section number and name.
Example: 10. Fences
4. Describe, as clearly as possible, the variance you are requesting. Be sure to include any details that are pertinent, such as size, placement, etc. Attach additional sheets or drawings as needed.
Example: Would like to build a 3ft high picket fence around a 6ft x 3ft section of land between my cabin and the water. One side of the fence will be between my unit (T) and Unit U. (see attached drawing)
5. Describe how this variance will benefit you, as the owner of the property. Attach additional sheets as needed.
Example: I want to build a picket fence so I can let my dog out when I am on my porch or deck. This will make it easier for me to keep my dog on my own property.
6. Describe how this variance will benefit your immediate neighbors and/or the Village at large. Attach additional sheets as needed.
Example: Although Joe Smith in Unit U has been really nice about it, my dog likes to go over to visit and I would like to be able to leave the dog in the yard while I am nearby without having to watch him. This will make it easier for me to keep him on my property. Joe has agreed to the fence.
7. Sign the form
8. Indicate the date you will mail or email the form to one of the addresses above.

**Coral Sands Point Recreational Village
Architectural Variance Request Form**

1. Name of Owner (Requestor): _____ (please print)

2. Unit Letter: _____

3. Architectural Guidelines Section Number/Name: _____
(for which variance is being requested)

4. Description of Variance Requested: _____

5. Benefit to Owner: _____

6. Benefit to Community: _____

7. Signature of Owner (Requestor): _____

8. Date of Request: _____



Office Use Only Date Received: _____ ARC Meeting Date: _____

Date Owner Notified of ARC Meeting: _____

ARC Decision:

Approved

Approved with modifications or stipulations: _____

Denied for the following reasons: _____

Appendix B

Pier Repair Request Form

Use this form to request structural repairs to the stationary, ramp, and/or floater sections of your pier. Submit the request to:

Coral Sands Point POA
206 Pine St
Winston-Salem, NC 27107

OR

Bbeeson2@triad.rr.com

Within 3 business days of receipt of your request, the POA will have someone investigate the problems and make a determination of what, if any, repairs will be made.

You will be notified of the ruling, in writing, within 5 business days of receipt of your request.

1. Name of Owner (Requestor): _____ (please print)

2. Unit Letter: _____

3. Repair needed to: Stationary ___ Ramp___ Floater___ (check all that apply)

4. Description of Repairs Needed/Requested: _____

5. Signature of Owner (Requestor): _____

6. Date of Request: _____

Office Use Only Date Received: _____ Date Pier Inspected: _____

Inspection Results: _____

Action Required: _____
