

## **BUCK SPRING PLANTATION SUBDIVISION RULES for BUILDING AND USE LIMITATIONS**

**The goal of the ARC committee is to protect, preserve and enhance property values within the community.**

*In order to add character and value to our community, and minimize the tract home look of some communities, all main residential structures should have at least some architectural interests. Architectural elements such as dormers, bays, porches, shutters, columns, different siding styles (horizontal, vertical, shake, board & batten,) varying rooflines, and stone or brick accents should be on all plans.*

Noted are the ARC approved guidelines agreed upon by the board to meet current structural styles, materials, building codes, etc. Variances may be granted by the ARC committee in harmony with our ultimate community ARC goal, as stated above.

1. No work to begin on any exterior projects without approval from the ARC. No approval will be given to properties not currently in compliance, are not current on all assessments, or do not have signed request forms/waivers or variances.
2. Any outbuildings distance from the dwelling may be greater than 30' if the ARC grants a variance based on circumstances such as topography and lot requirements., Size and height of the outbuilding may not be taller than 24' at the peak, the building may be 1 ½ story. (approved: ARC meeting 8/23/23)
3. All homes shall have at least 950 square feet of floor area, exclusive of porches, patios, basements, and garages. No exceptions. (approved: ARC meeting 8/23/23)
4. Each lot is limited to two (2) structures. Main dwelling and one outbuilding. (approved: ARC meeting 8/23/23)
5. Approved plans will be valid for 1 year from the date of approval. Construction not started within 365 days of approval must be resubmitted to the ARC. (ARC meeting 8/23/23)
6. Siding on stick built or modular homes will be considered equally. Materials to be determined on a case-by-case basis using currently available building products. (ARC Meeting 8/23/23)
7. Architectural metal roof panels may be used as roofing material. (ARC meeting 8/23/23)
8. RV's, trailers or temporary structures may not be used as guest or visitor' quarters.

9. Fencing materials to be determined on a case-by-case basis using currently available building products. (ARC meeting 8/23/23), all fencing to be kept in good repair, vinyl covered chain link fencing may be considered for some applications, (ARC meeting 8/23/23).
10. A natural area near the roadside property line should be kept for erosion control, driveway culvert pipes must meet State Road guidelines 16" reinforced concrete or 18" H.O.P.E. drainage pipe – 16'-20' in 4' sections) this is to be kept clear of debris for proper water flow by the property owner. This must be shown on the plot plan and will be subject to approval by the ARC. Any disturbed soil, or access area to the lot must have gravel and silt fencing, and seeded with straw, checked and approved by the ARC prior to any further clearing or construction. (ARC meeting 8/23/23)
11. **Damage Deposit.** Property owners must provide a refundable deposit of \$1000 by check, made to the Buck Springs Plantation Property Owners Association Inc. to ensure their contractors leave BSPPOA common property (roads, road shoulders, etc.) as or better than they found them after ARC approval and before construction starts. Upon project completion, if the common area property remains undamaged or satisfactorily repaired, the \$1000 deposit will be returned. Any charges for damage not repaired above the deposit will be the responsibility of the property owner. (Board meeting 10/24/23)
12. No lots may be combined to reduce the total number of lots in the community. A lot used specifically for septic must be recorded on the deed registered with Warren County, the lot is not buildable and not subject to HOA dues. (ARC meeting 8/23/23)
13. All telephone electrical and other utility lines and connection between the main utility lines serving the premises and any building constructed on any building site shall be concealed and located underground so as not to be visible. Any lines that cross private roadways will be tunneled under the road for connection purposes. The property owner is responsible for ensuring our roadways are not disturbed or left in a condition less than what they started in. (Board Meeting 10/24/23)
14. The board reserves the right to allow certain conditions that are not aligned with the restrictive covenants with proper documentation, request for waiver or variances for approval. (Annual meeting notes 5/26/2018)
15. All boat houses must have roofs of the same type and color roofing as on the primary residence. All boat houses having flat roofs are prohibited from using tin, fiberglass, or plastic panels as a covering material. All siding applied to a boat house must be the same type used on the dwelling: however, if the dwelling is not constructed with a wood siding, then the boat house siding must be approved by the developer or its assigns.

16. No lot or group or lots may be re-subdivided to produce a greater number of lots. No lots may be combined to reduce the total number of lots in the community. A lot used specifically for septic must be recorded on the deed registered with Warren County, the lot is not buildable and not subject to HOA dues. (ARC meeting 8/23/23)
17. The entire exterior of all residential buildings must be completed within ten months after beginning construction, or the owner must get written approval of delays from the Board of Directors, of the Buck Spring Plantation Subdivision.
18. All telephone electrical and other utility lines and connection between the main utility lines serving the premises and any building constructed on any building site shall be concealed and located underground so as not to be visible. Any lines that cross private roadways will be tunneled under the road for connection purposes. (Board Meeting 10/24/23)
19. Further restrictions relating to the location of a building on adjacent property of Dominion Power Company including that area inundated by Lake Gaston immediately in front of a lot. Plans for all boathouses, piers, docks, wharves, and landing facilities shall be submitted to Dominion and the HOA for their approval.