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HARRIS COVE

Design Guidelines

A Planned Community
Buncombe County, North Carolina

HARRIS COVE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE

DRAFT 5 — APRIL 2026

Introduction

Purpose & Intent

These Design Guidelines establish standards for the development of residential properties within Harris Cove, a private gated community of eight single-family home sites located in Buncombe County, North Carolina. They are intended to ensure that all homes within Harris Cove reflect a consistently high standard of quality and that individual designs contribute positively to the character of the community as a whole.

Harris Cove sits within the mountain landscape of western North Carolina. The intent of these Guidelines is not to impose a single architectural style, but rather to encourage thoughtful, site-responsive design that blends harmoniously with the natural environment. Homes should be designed to recede into their settings rather than compete with them. Quality of materials, craftsmanship, and site integration are the primary values these Guidelines seek to protect.

These Guidelines supplement the Harris Cove Declaration of Covenants, Conditions and Restrictions (CC&Rs) and are adopted by the Architectural Review Committee (ARC) pursuant to authority granted therein. In the event of any conflict between these Guidelines and the CC&Rs, the CC&Rs shall control. These Guidelines are also in addition to, and do not replace, applicable Buncombe County zoning and building requirements.

The ARC reserves the right to amend or supplement these Guidelines at any time as circumstances warrant.

Philosophy

Key Principles

- Minimize the impact of construction on the surrounding mountain landscape
- Preserve existing trees, topography, and natural drainage patterns

- Achieve continuity of quality throughout the community without mandating uniformity of style
- Use materials and colors that respond to the regional environment
- Protect the night sky by limiting exterior light pollution
- Protect the community's shared infrastructure — particularly Irvine Drive and the stormwater management systems

Design Review Process

Overview

All new construction, exterior alterations, additions, accessory structures, fencing, landscape modifications beyond routine maintenance, and any other improvements visible from Irvine Drive or adjacent lots require prior written approval from the ARC. No site work, staking, clearing, grading, or construction of any kind may commence until written ARC approval has been received.

The lot owner is ultimately responsible for ensuring that all contractors, subcontractors, and design professionals comply with these Guidelines and the CC&Rs. Owners must provide their design team and builder with copies of both documents before any work begins.

Review Steps

STEP 1 – CONCEPT REVIEW (REQUIRED)

A Concept Review is required before any Preliminary or Final Design Submission may be submitted. This on-site meeting must include the lot owner and at least one member of the ARC. The owner's architect, landscape architect, and proposed builder are strongly encouraged to attend. The purpose of the Concept Review is to ensure that the basic site plan, home footprint, driveway approach, and general architectural direction are consistent with these Guidelines before significant design investment is made.

Simple sketches, inspiration images, and a rough site plan are all that is needed at this stage. Highly detailed plans are not appropriate for the Concept Review and are actually discouraged, as design modifications become more difficult and costly once a design is fully developed. The Concept Review is not a formal approval — it is an opportunity for the owner and ARC to align on direction.

To schedule a Concept Review, contact the HOA management company. The owner must bring at least three copies of a basic design concept showing: the approximate home location on the lot, the proposed driveway location, and sketches or inspiration images conveying the intended architectural style.

STEP 2A — BUILDER APPROVAL

All builders must be approved by the ARC before any work commences on a lot. Builder approval is separate from and must precede design approval. To apply for builder approval, the proposed builder must submit the following to the ARC:

- A completed Application for Builder Approval (see Appendix B)
- Proof of a valid North Carolina General Contractor's License
- Proof of General Liability Insurance (both per-occurrence and aggregate)
- A notarized Affidavit of Understanding acknowledging familiarity with these Guidelines, the CC&Rs, and the Construction Guidelines
- Three examples of completed homes within communities with architectural design controls, including project address, cost, completion date, and community name
- A portfolio of relevant work for ARC review

Builder approval is at the ARC's sole discretion and does not expire, provided the builder remains in good standing. The ARC may revoke builder approval for violations of these Guidelines or the Construction Guidelines.

STEP 2B — PRELIMINARY DESIGN SUBMISSION

Once a builder is approved, the owner shall submit a Preliminary Design Application to the ARC. The preliminary submission should include the major elements of the site plan, home design, and landscape concept, as outlined in Appendix B. An on-site meeting with the ARC at the Preliminary stage is

optional but encouraged, particularly for complex sites or designs. The ARC will review the submission and provide written comments within thirty (30) days. A preliminary submission is not binding on either the owner or the ARC, but provides valuable guidance before final construction documents are prepared.

STEP 3 – FINAL DESIGN SUBMISSION

The Final Design Submission is a complete set of construction documents as described in Appendix B. The ARC will review the final submission and render a written decision within thirty (30) days of receipt of a complete submission. If no written decision is provided within thirty (30) days of a complete final submission, the plans shall be deemed denied pursuant to the CC&Rs.

Any changes to approved plans after final approval require a revised submission and new ARC approval before implementation.

STEP 4 – FINAL LANDSCAPE PLAN

A Final Landscape Plan must be submitted to and approved by the ARC no later than sixty (60) days before the anticipated completion of construction. All landscaping must be installed prior to occupancy. The ARC may grant extensions for work that falls outside of optimal planting seasons.

The following fees and deposits apply to each lot at the time of ARC review. All fees and deposit amounts are established by the ARC and may be revised from time to time.

Item

Amount / Terms

Construction Deposit

\$5,000 — Refundable per CC&Rs Section 6.4

Working Capital Contribution

\$2,000 — Non-refundable; paid at closing per CC&Rs Section 6.3

ARC Re-submittal Fee

As established by ARC; applies when re-review is necessitated by owner's changes

NOTE: The Construction Deposit is governed by the CC&Rs and is separate from any ARC application fee that may be established by the Board. Refer to CC&Rs Article 6 for full deposit terms.

Variations

The ARC may approve variations to specific provisions of these Guidelines on a case-by-case basis where site conditions, unique architectural considerations, or other circumstances warrant a departure from the standard requirements. Variance approvals are specific to the lot and application for which they are granted and do not set a precedent for future applications. Variance requests must be submitted in writing to the ARC and must describe the specific provision at issue and the reasons supporting the requested variance.

ARC Meetings & Response

The ARC will endeavor to meet monthly or as needed to review submissions. Submittals should be received by the ARC at least two (2) weeks prior to the meeting at which review is desired. The ARC will provide written responses to all complete submissions within thirty (30) days of receipt.

Site Design

Grading & Topography

Home sites and improvements shall be designed to work with, not against, the natural topography of each lot. Grading should be minimized, and disturbed areas should be stabilized and revegetated promptly.

- All graded slopes shall have a maximum gradient of 2:1 (horizontal:vertical). Steeper slopes require engineered retaining walls or other approved stabilization.
- Graded slopes shall be stabilized immediately upon completion using erosion control blankets, straw mulch, or native seeding, and permanently planted within thirty (30) days of site grading completion.
- No single retaining wall shall exceed eight (8) feet in height. Terraced walls with a combined height up to ten (10) feet may be considered with ARC approval.
- Retaining walls shall not be located within any platted setback, except for low landscape walls bordering driveways where necessary to reduce site disturbance. Retaining walls adjacent to or connecting to the home must use exterior materials consistent with the home's primary facade.
- Lot grading shall not alter drainage within the Irvine Drive right-of-way or concentrate runoff onto adjacent lots without an approved drainage plan.

The following minimum building setbacks apply to all structures at Harris Cove. No structure, grading, or improvement shall encroach into any

recorded easement without prior written consent of the party holding the easement.

Setback

Minimum Distance

From Irvine Drive right-of-way

20 feet

Side yard (property line)

10 feet

From any stormwater structure or drainage swale

15 feet

NOTE: Rear yard setbacks are governed by Buncombe County Zoning. Owners and their design teams are responsible for confirming all applicable county requirements prior to design.

Tree Preservation

Most lots at Harris Cove have been substantially cleared as part of the subdivision development process, and few additional trees should need to be removed for construction. Any trees remaining on a lot are considered an asset and shall be preserved unless removal is specifically approved in writing by the ARC prior to any clearing or construction activity.

- Written ARC approval is required before any tree may be removed from a lot, regardless of size, species, or location.
- Trees that are dead, diseased, or pose an immediate safety hazard may be removed without prior ARC approval, provided the owner notifies the ARC in writing within five (5) business days of removal and documents the condition that necessitated removal.

Erosion & Sediment Control

All construction activities must comply with applicable Buncombe County and state erosion control requirements. The following measures are the minimum required at Harris Cove:

- All erosion control measures must be installed before any land disturbance occurs and must be maintained in effective condition throughout construction.
- Silt fences shall be installed within five (5) feet of the limit of disturbance and at the base of all graded slopes. Silt fences shall be wire-reinforced, metal T-post construction, buried a minimum of six (6) inches.
- A stabilized construction entrance (mud mat) is required at the driveway connection to Irvine Drive prior to the commencement of any earth-disturbing activity. Refer to CC&Rs Section 6.5 for stone construction entrance specifications.
- Disturbed slopes steeper than 15% shall be stabilized with erosion control blankets or comparable measures until permanent vegetation is established.
- Irvine Drive shall be kept free of mud, sediment, and construction debris at all times. Any tracked material shall be removed within twenty-four (24) hours. Costs of road cleaning necessitated by a builder's failure to maintain clean roads will be charged to the responsible lot owner per the CC&Rs.
- Erosion control measures shall be monitored weekly and after every rain event. Accumulated sediment shall be removed when it reaches one-third of the barrier height.

Stormwater Management

Harris Cove is subject to a recorded Stormwater Operation and Maintenance Agreement with Buncombe County. All lot owners must design and build in a manner that protects the community's two StormTech underground infiltration systems and does not increase runoff beyond pre-development conditions.

- The western StormTech system is located within a recorded stormwater easement on Lot 2. No grading, construction, planting, or other disturbance within this easement is permitted without prior written approval from the HOA.
- The eastern StormTech system is located within the common open space and is maintained exclusively by the HOA.
- All downspouts on each home must be directed to the rear drainage swale of the lot, as required by the CC&Rs. Compliance will be verified by the ARC at final inspection.
- Impervious surface should be minimized. Permeable paving materials are encouraged for driveways, walkways, and patios.
- Stormwater features such as rain gardens, bioretention cells, and cisterns are encouraged and may be incorporated into landscape plans subject to ARC approval.
- No construction activities, grading, or landscaping that would alter natural drainage patterns in a manner that concentrates runoff onto adjacent lots or into the community stormwater systems beyond designed capacity is permitted.

Individual Septic Systems

Each lot is served by an individual private septic system. No HOA infrastructure is provided for wastewater. Owners are responsible for obtaining all required Buncombe County Environmental Health permits, including an Improvement Permit (IP) prior to lot purchase and a Construction Authorization (CA) prior to construction. The location and design of each septic system must be finalized before the Final Design Submission, as the septic field will affect site layout, grading, and landscaping.

Architectural Standards

Design Philosophy

Harris Cove does not prescribe a specific architectural style. Homes may be traditional, contemporary, or modern in character, provided they reflect a high standard of design quality and respond thoughtfully to their individual sites. The goal is a community of homes that, taken together, appear to belong in the mountain landscape of western North Carolina.

Designs should endeavor to visually recede into their natural settings. Ostentatious or heavily ornamented facades that call undue attention to themselves are discouraged. Site-responsive design — where the configuration, orientation, and massing of the home respond to topography, sun, views, prevailing wind, and existing vegetation — is strongly encouraged.

The most articulated facade of a home shall face Irvine Drive. Architectural style, materials, and details shall be consistent on all building elevations. A home that presents one face to the street and uses lesser materials on other elevations is not acceptable.

Building Size & Height

- The minimum heated living area for the main residence is 2,400 square feet, as established in the CC&Rs. Unfinished basements, garages, porches, and unfinished attics do not count toward this minimum.
- Finished walkout basement space that is fully heated and usable as living space may be counted toward the minimum.

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Stories

Min. SF - First Floor

Total Min. Heated SF

One

2,400

2,400

Two

1,500

2,400

Exterior Materials

The selection and application of exterior materials is one of the most important decisions affecting the character of a home. Materials shall be chosen for their quality, durability, and compatibility with the mountain environment of western North Carolina. The ARC will evaluate all exterior materials for appropriateness.

APPROVED MATERIALS

- Wood siding — lap, shiplap, board and batten, tongue and groove, natural bark, or shingle. May be applied horizontally or vertically. Diagonal siding is prohibited.
- Fiber cement siding — products simulating wood lap, board and batten, or shingle profiles are approved. Sheet panel products (e.g., Hardipanel) are allowed only with batten strips, shadow reveal moldings, or flashing profiles. No butt-jointed panel seams exposed.
- Natural stone — indigenous Appalachian stone is preferred. Drystack or mortared applications are approved. Stone veneers must wrap a minimum of three (3) feet around outside corners to avoid an artificial appearance.
- Manufactured stone veneer — may be approved on a case-by-case basis, dependent on quality and ability to convincingly emulate natural stone.
- Stucco — Portland cement or acrylic finishes are approved.
- Metal panels and exposed concrete — may be approved on a case-by-case basis for applications that are executed with high design quality and craftsmanship. The ARC will evaluate these materials with particular attention to detailing, finish quality, and contextual appropriateness.

- Brick — wire-cut or molded brick in dark gray, brown, or similar earth-tone colors. Red, orange, beige, or white brick is discouraged and subject to heightened ARC scrutiny.

PROHIBITED MATERIALS

- Vinyl siding, trim, gutters, or downspouts
- Aluminum siding
- Raw, unfinished fiberboard or OSB
- EIFS (Exterior Insulation and Finish Systems) as a primary cladding material — note that Portland cement and acrylic stucco are approved; EIFS is a distinct synthetic product
- Exposed or unfinished T1-11 sheet siding without battens

EXTERIOR MATERIAL CHANGES AT CORNERS

No material change shall occur at an outside building corner without a logical termination point. Masonry veneers must wrap a minimum of three (3) feet around outside corners or terminate at a logical stopping point such as an interior corner. The CC&Rs require a minimum of two distinct exterior materials on each home, with transitions occurring only at interior corners.

WINDOWS & DOORS

Windows and doors shall be designed to create a balanced, visually interesting composition on all building facades. The placement and proportion of windows should be appropriate to the architectural character of the home.

- Windows shall be wood, wood with metal cladding, or metal in construction. Vinyl windows are not approved.
- Muntin bars, if used, shall be simulated divided lights (SDL). Grills between glass (GBG) are not approved.
- Glass shall be non-reflective.
- Manufacturer specifications for window material and finish shall be submitted to the ARC with the Final Design Submission.

Roofs

The ARC does not prescribe specific roof pitch requirements for Harris Cove. Roof form should respond to the site, the architectural character of the home, and the western North Carolina climate, which brings significant rainfall. Roof slopes, overhangs, and drainage features should be designed accordingly.

APPROVED ROOF MATERIALS

- Standing seam, flat seam, or agricultural metal roofing — low-sheen or matte finish in earth-tone colors (grays, bronzes, charcoals, and dark browns). Highly reflective finishes are not approved.
- Architectural-grade asphalt or fiberglass shingles — minimum 25-year rating; multi-ply/dimensional profile required; limited to darker earth-tone colors.
- Cedar shakes or wood shingles
- Natural slate or simulated slate
- Vegetated (green) roofs

PROHIBITED ROOF MATERIALS

- Exposed white PVC, TPO, or similar membrane roofing visible from adjacent properties or the street
- Single-ply 3-tab asphalt shingles
- Highly polished or mirror-finish metal roofing

ROOF ACCESSORIES

- All roof vents, vent stacks, flashing, and penetrations shall be painted to match the roof color as closely as practicable. These elements shall be located on the least visible roof surface.
- Satellite dishes shall be located inconspicuously and are subject to ARC approval.
- Solar panels are encouraged and may be incorporated into the roof plane or landscape. Location and appearance are subject to ARC approval.

- Roof overhangs of six (6) inches or greater are required at eave and rake conditions. Rafter tails may be exposed where appropriate to the architectural style.

Chimneys

- Chimneys shall be authentic in appearance and finished with stone or stucco. Siding shall not be used as a chimney finish material.
- Exposed metal fireplace flues are not approved.
- Chimneys shall be capped with a masonry cap or metal cap. Metal caps shall be painted to match the roof color. Copper or clay chimney pots are approved as an alternative where appropriate to the architectural style.

Garages

Garages are a required component of every home at Harris Cove. Side-loaded garages, where the garage doors do not face the street, are preferred and strongly encouraged. Garages shall be a secondary visual element — not the dominant feature of the street-facing facade.

- A minimum two-car fully enclosed garage is required. Open carports do not satisfy this requirement.
- Garages may be attached to or detached from the main home. Detached garages shall use the same materials, colors, and architectural details as the main structure and require separate ARC approval.
- Garage doors shall use a single-door-per-car configuration (i.e., two individual doors for a two-car garage).
- Garage doors shall be paneled in design and painted or stained to match adjacent wall or trim color. Windows in garage doors are encouraged.
- No reflective film or foil on garage door windows.

Accessory Structures

All accessory structures, including detached garages, workshops, garden structures, gazebos, greenhouses, storage buildings, and similar improvements, require ARC approval. The size, placement, and design of all accessory structures are subject to ARC discretion. All accessory structures must:

- Match the architectural style, exterior materials, and color palette of the main residence
- Be less than 25 feet in height
- Comply with all applicable Buncombe County zoning and building requirements

Generic pre-fabricated storage sheds, plastic utility buildings, and similar structures are not approved.

Accessory Dwelling Units & Guest Houses

Accessory dwelling units (ADUs) and detached guest houses are subject to ARC approval on a case-by-case basis. The ARC will evaluate each request based on the structure's design quality, compatibility with the primary residence, site impact, and consistency with the overall character of Harris Cove. All of the following apply to any approved ADU or guest house:

- The structure must be architecturally consistent with the primary residence in style, materials, and color.
- The structure must comply with all applicable Buncombe County zoning and building requirements, including setbacks and maximum accessory structure size.
- Short-term rental of an ADU or guest house is prohibited under the CC&Rs, which establish a minimum thirty (30) day rental period for all dwellings within Harris Cove.
- A separate septic system or documented confirmation of capacity on the existing system is required.

Owners considering an ADU or guest house are encouraged to raise the concept at the Concept Review stage so that the ARC can provide early guidance.

Porches, Decks & Railings

Porches, covered stoops, porticos, and outdoor living spaces are encouraged as they create connections between the home and its site. These elements shall be integrated into the architectural composition of the home and given the same design attention as the primary structure.

- Decks and patios are preferred in rear or side yards. Front decks shall incorporate an enclosed foundation consistent with the home's exterior finish.
- Railings shall be transparent in nature (cable, glass, or open metal railing systems are preferred) and shall match the color and style of the home.
- Porch and deck structural elements — columns, piers, posts — shall be well-proportioned and substantial. Undersized members that appear structurally weak are not approved.
- Screened porches shall incorporate exterior materials consistent with the home's primary facade. Full-length screens from floor to ceiling on primary street-facing elevations are discouraged.

Exterior Colors & Lighting

Exterior Colors

Exterior colors shall be in harmony with the natural environment of western North Carolina. Colors found in the native landscape — the grays, greens, charcoals, tans, and warm browns of rock, bark, and foliage — are the reference palette for Harris Cove.

- All exterior paint, stain, and material color samples must be submitted to the ARC for review and approval prior to use.
- Colors shall have a Light Reflectance Value (LRV) of 40 or lower for all primary exterior surfaces. Trim colors may exceed this threshold if they

are subordinate in area and do not create glare visible from adjacent properties.

- Colors that would create significant visual conflict with adjacent homes are discouraged.
- All exposed wood on vertical surfaces (excluding decks) must be painted, stained, or otherwise finished. Naturally weathered, unfinished wood is not approved.
- Foundation walls of poured concrete or concrete block must be finished with stone veneer, stucco, or a parged surface in an earth-tone color consistent with the overall exterior color scheme.

NOTE: Modern and contemporary designs may include accent areas of lighter or bolder color as design elements, subject to ARC approval. The intent of the LRV standard is to prevent highly reflective or visually dominant facades, not to prohibit thoughtful contemporary color use.

Exterior Lighting

Harris Cove sits within a mountain setting where the night sky is a genuine amenity. Exterior lighting shall be designed to minimize light pollution, protect the dark sky character of the community, and avoid nuisance to adjacent property owners.

GENERAL REQUIREMENTS

- All exterior light fixtures shall be full cutoff fixtures that direct light downward. This is the default requirement for all exterior lighting at Harris Cove.
- The maximum rated output of any individual exterior light source is 800 lumens. Fixtures exceeding this output are not approved.
- Pole-mounted security floodlights are prohibited.
- Tasteful, low-intensity uplighting of trees or architectural features may be approved by the ARC on a case-by-case basis. Any proposed uplighting must be described in the exterior lighting plan submitted with the Final Design Submission. Uplighting that creates glare, light

trespass onto adjacent properties, or significant sky glow will not be approved.

- Spotlight and floodlight fixtures shall be fully concealed from direct view from adjacent properties, Irvine Drive, or the common open space.
- No exterior lights shall be directed toward adjacent properties, Irvine Drive, or the gate entrance.
- Plastic landscape lighting fixtures are not approved.
- All exterior light fixtures shall be of high quality and consistent with the style and scale of the home. Fixture specifications shall be submitted to the ARC for review.

DARK SKY PRINCIPLES

Owners are encouraged to follow these dark sky principles in lighting design:

- Minimize the number of fixtures — light only what is necessary
- Use timers, photosensors, or motion sensors to reduce hours of operation
- Choose warm-toned LEDs (2700K or lower color temperature) to reduce sky glow
- Confine illumination strictly to the owner's property

Driveways, Walkways & Site Features

Driveways

Private driveways shall be designed to complement the natural topography and minimize visual impact. Driveways should curve gently to follow existing grades rather than cut straight lines through the landscape.

- A paved driveway from the edge of Irvine Drive to the garage of each home is required.
- Driveways shall be set back at least fifteen (15) feet from adjacent side property lines unless otherwise approved by the ARC.
- Driveways shall not cover more than 30% of the front yard area of a lot.
- Maximum driveway width is fourteen (14) feet, excluding motor court areas at the garage.
- Maximum driveway slope is 18%. Steeper grades may be considered with ARC approval and engineered drainage design.
- Circular drives require ARC approval and will be evaluated for grading impact.

APPROVED DRIVEWAY MATERIALS

- Concrete (plain or exposed aggregate — preferred)
- Brick
- Concrete or natural stone pavers
- Mortar-set stone
- Asphalt or chip-seal asphalt — may be approved on a case-by-case basis
- Crushed stone or decomposed granite in gray or brown tones, contained by paver banding or metal edging. White gravel is not approved.

NOTE: Permeable paving materials are strongly encouraged for all horizontal surfaces to reduce stormwater runoff.

Walkways & Patios

A paved walkway from the front door of each home to the driveway is required. Walkway and patio materials shall be natural stone flagging, brick, concrete or natural stone pavers, or crushed stone in earth-tone colors.

- Walkway centerline slope shall not exceed 5%. Cross-slopes shall not exceed 3%.

- Stamped or stained concrete, specialty paving patterns, and non-earth-tone colors require specific ARC approval.
- Side yard patios shall be screened from neighboring properties.

Retaining Walls

Retaining walls shall complement the architecture of the home and the character of the site. Natural materials are strongly preferred.

- Natural stone veneer, boulder walls, stucco-finished walls, and brick retaining walls are approved.
- Modular interlocking concrete block and exposed concrete block are not approved as finished retaining wall surfaces.
- Certain high-quality manufactured stone veneers may be approved on a case-by-case basis.
- Retaining walls connecting to the home shall use exterior materials consistent with the home's primary facade.

Fences

Fencing is not a standard feature of Harris Cove lots and is not encouraged. The ARC recognizes, however, that fencing may be appropriate for pet enclosures, pool surrounds, garden areas, and similar functional purposes. All fencing requires prior ARC approval.

- Fencing applications must be submitted to the ARC describing the proposed location, height, materials, and purpose.
- The ARC will evaluate each request based on the fence's visual impact on the community, adjacent properties, and Irvine Drive. Fences that obstruct meaningful views, create a harsh visual presence, or are inconsistent with the natural character of Harris Cove will not be approved.
- Preferred fencing materials include powder-coated steel or aluminum in dark green, black, or bronze; cable fencing; welded wire panels in natural metal or dark finishes. Simple, non-ornate styles are preferred.

- Solid wood privacy fences and chain-link fences are not approved.
- Invisible electric fences are approved for pet enclosures without ARC review.

NOTE: The ARC reserves the right to deny any fencing application that it determines to be inconsistent with the character of Harris Cove, regardless of material or height.

Pools & Spas

- Swimming pools and spas require ARC approval and must be located in rear yards.
- Above-ground pools are not approved.
- Spas and hot tubs must be in-ground or skirted with materials consistent with the home's exterior finish, and must not be visible from Irvine Drive or adjacent properties.
- Pool and spa equipment must be screened from view using dense evergreen plant material, wood screens, or masonry walls, consistent with the Mechanical Equipment requirements below.
- Pool and spa surround fencing shall comply with applicable codes; fence materials shall follow the Fences standards above.

Mechanical Equipment

Mechanical equipment, including HVAC units, pool and irrigation equipment, generators, and similar devices, shall be located on the side of the home opposite Irvine Drive. Equipment shall be screened to minimize visual and acoustic impact on adjacent properties.

- Rooftop and window-mounted HVAC equipment is not approved.
- All mechanical equipment shall be screened from view from adjacent lots. Screening may be accomplished with dense evergreen plant material, quality wood screens, or masonry enclosures. Artificial boulders, plastic fencing, and low-quality screening are not approved.

Trash & Recycling Enclosures

Trash and recycling receptacles shall be screened from view from Irvine Drive at all times — not only on collection days. Screening shall be accomplished with dense evergreen plant material, a quality wood enclosure, or a masonry enclosure consistent with the exterior materials of the home. The same screening standards that apply to mechanical equipment apply to trash and recycling enclosures. Plastic screening structures are not approved.

Outdoor Fires & Kitchens

- Fire pits, outdoor fireplaces, and outdoor grills are permitted, provided reasonable safety precautions are followed and materials complement the architecture of the home.
- Design and location of all outdoor fire features must be submitted to the ARC for approval.
- No combustible vegetation, structures, or materials shall be within 25 feet of any fire feature.

Landscape Design

General Principles

The landscape design for each lot is an extension of the home design and an integral part of the overall character of Harris Cove. Because most lots have been substantially cleared as part of the subdivision development process and few exceptional trees remain, landscaping carries significant responsibility for establishing the natural beauty and visual character of the community. Owners and their landscape designers should approach the landscape plan with the same level of care and investment as the home itself. Robust, thoughtful planting plans are expected — minimal compliance plantings will not reflect well on the community or individual lots.

- A Landscape Plan is required as part of the Final Design Submission and must be submitted no later than sixty (60) days prior to final inspection. All landscaping must be installed prior to occupancy. Seasonal extensions may be granted at ARC discretion.
- Native and regionally appropriate plant species are strongly preferred. Invasive non-native species (e.g., English ivy, Japanese barberry, burning bush, mimosa) are not permitted.
- Edible gardens, raised beds, and vegetable gardens are permitted and encouraged, provided they are maintained in a neat and orderly condition.
- All disturbed areas that are not paved or planted with intended landscape materials must be immediately stabilized with native seed or sod.

The following minimum planting requirements apply to all lots at Harris Cove. Because natural tree cover has been substantially reduced during development, new plantings are essential to establishing the landscape character of the community.

All Harris Cove Lots

Minimum Trees Required

Up to 1.5 acres (all lots)

10 trees

Tree Type

Minimum Size at Installation

Large-maturing deciduous trees (e.g., Oaks, Maples)

2" caliper, 12' height

Small to medium deciduous trees (e.g., Dogwood, Redbud)

2" caliper, 8' height

Large-maturing evergreen trees (e.g., Pines, Hemlocks)

8' height

Small to medium evergreen trees (e.g., Hollies, Magnolias)

6' height

All landscape planting areas shall be mulched with pine straw, shredded hardwood mulch, or other approved material. Mulched areas must be maintained in a neat, full appearance with a clean edge at all times.

All Harris Cove Lots (under 1.5 acres)

Minimum Quantity Required

Large shrubs (24" height minimum)

20 shrubs

Small to medium shrubs (18" height minimum)

30 shrubs

Perennial and groundcover plantings

As appropriate to the landscape plan

Shrub Type

Minimum Size at Installation

Large-maturing deciduous shrubs (e.g., Viburnums, Hydrangeas)

24" height minimum

Small to medium deciduous shrubs (e.g., Hypericum, Itea)

18" height minimum

Large-maturing evergreen shrubs (e.g., Rhododendrons, Mountain Laurel)

24" height minimum

Small to medium evergreen shrubs (e.g., Pieris, Leucothoe)

18" height minimum

Groundcovers, vines, ferns & perennials

1-gallon container minimum

Recommended Native Plant Species

The following is a non-exhaustive list of native and regionally appropriate plant species well-suited to Harris Cove's Buncombe County mountain environment. Owners and their landscape designers are encouraged to draw from this palette.

LARGE TREES (OVER 25 FEET)

Red maple, Sugar maple, Yellow buckeye, Yellow birch, Sweet birch, River birch, Red oak, Post oak, Black tupelo, Bitternut hickory, Pignut hickory, Yellowwood, Beech, Tulip tree, Cucumber tree, American linden, Magnolia acuminata, Sycamore, Red spruce, Black cherry, White oak, Chestnut oak, Canadian hemlock, Carolina hemlock

SMALL TREES (UP TO 25 FEET)

Serviceberry, Paw paw, American hornbeam, Eastern Redbud, Fringetree, Carolina silverbell, American plum, Pagoda dogwood, Silky dogwood, Flowering dogwood, Washington hawthorn, Persimmon, Pin cherry, Common witch-hazel, American holly, Red cedar, Umbrella tree, Hop-hornbeam, Sourwood, Blackhaw Viburnum

SHRUBS

Mountain pepperbush, Sweetshrub, Virginia sweetspire, Mountain laurel, Spicebush, Carolina rhododendron, Rosebay rhododendron, Flame azalea, White/Pinxter azalea, Highbush blueberry, Lowbush blueberry, Drooping leucothoe, Smooth hydrangea, Virginia willow, New Jersey tea, Smooth sumac

GROUNDCOVERS & PERENNIALS

Wild ginger, Green-and-gold, Creeping phlox, Oconee bells, Wild strawberry, Christmas fern, Maidenhair fern, Lady fern, Royal fern, Big bluestem, Little bluestem, River oats, Switch-grass, Wild columbine, Bee balm, Black-eyed Susan, Foamflower, Cardinal flower, Wild geranium, Joe-Pye weed

Drainage Swales & Erosion Prevention

Drainage swales shall be stabilized with sod, native groundcover, or native fieldstone. Riprap is discouraged; where rock lining is required in drainage channels, native fieldstone shall be used. No lot owner may concentrate or discharge stormwater from their lot onto any adjacent lot without an approved drainage plan. Refer to the Stormwater Management section of these Guidelines and the CC&Rs for additional requirements.

Construction Guidelines

Responsibility

The lot owner of record is ultimately responsible for compliance with the CC&Rs, these Design Guidelines, and the Construction Guidelines by all builders, contractors, subcontractors, and other parties performing work on the lot. Owners must provide their builder and design team with copies of all governing documents prior to any work commencing.

Stabilized Construction Entrance (Mud Mat)

A stabilized construction entrance — commonly called a mud mat — is required at every driveway connection to Irvine Drive before any earth-disturbing activity commences on a lot. The mud mat must remain in place and be maintained in effective condition until the driveway is paved and the lot is substantially stabilized.

- Minimum dimensions: 50 feet long by 14 feet wide, or the full width of the proposed driveway if wider.
- Material: Clean, washed angular stone, 2 to 3 inches in diameter (NCDOT #57 stone or equivalent). Do not use rounded river gravel, which does not clean vehicle tires effectively.
- Depth: Minimum 6 inches of stone over a layer of geotextile filter fabric.
- The mud mat must be maintained throughout construction. Additional stone shall be added as needed to keep the mat effective. If the mat becomes clogged with sediment, it shall be removed, the fabric cleaned or replaced, and fresh stone installed.
- Any mud or sediment tracked onto Irvine Drive from the construction entrance must be removed immediately by shoveling and sweeping — not by hosing, which washes sediment into the stormwater system.
- At the conclusion of construction, the mud mat stone shall be removed and the area graded and stabilized as part of the final driveway installation.

NOTE: The mud mat specification here supplements CC&Rs Section 6.5, which establishes the stone construction entrance requirement as a condition of the Construction Deposit refund.

Pre-Construction Requirements

- No site staking, clearing, grading, tree removal, or construction of any kind may begin until written ARC approval has been received.
- All required Buncombe County permits (building permit, septic Construction Authorization, etc.) must be obtained before construction begins.
- The stabilized construction entrance (mud mat) must be installed at the driveway connection to Irvine Drive before any earth-disturbing activity.
- Tree protection barriers must be installed before any clearing, grading, or construction activities begin.
- All erosion control measures must be installed and inspected before earth disturbance commences.

Construction Hours

- Weekdays: 7:00 a.m. to 7:00 p.m.
- Saturdays: 7:00 a.m. to 4:00 p.m.
- Sundays and federal holidays: No construction activity permitted.
- Emergency repairs (storm damage, burst pipes, fire, etc.) that are necessary to prevent further damage to property are exempt from the above hours.

Road Maintenance & Parking

Irvine Drive is the common property of the Harris Cove HOA and must be protected throughout construction.

- All construction vehicles must park either entirely on the paved road or on the lot under construction. Any vehicle accessing the lot across unpaved ground must use the mud mat.
- No trailers shall be parked on Irvine Drive at any time. Trailers must be parked on the construction lot, accessed via the mud mat.

- If mud is tracked onto Irvine Drive, it shall be removed immediately by shoveling and sweeping.
- Vehicles shall park on straight sections of Irvine Drive only. Parking on curves forces traffic off the road and damages pavement edges.
- No vehicle shall travel off the paved surface of Irvine Drive for any reason except via the mud mat at the construction lot entrance.
- Precautions shall be taken to prevent any automotive fluid spills on Irvine Drive. Spills shall be cleaned up immediately by the responsible party.
- The HOA reserves the right to repair any damage to Irvine Drive, the gate, street lights, the mail kiosk, or other community infrastructure caused by construction activity, and to bill the cost to the responsible lot owner per the CC&Rs.

Construction Debris & Site Cleanliness

- Each active construction site must maintain a dumpster on the lot (not in the right-of-way). The dumpster shall be emptied before materials reach the upper rim. No construction debris may exceed the upper rim.
- Construction sites shall be cleaned daily of loose debris, lunch waste, packaging, and similar materials that could be blown off site.
- No construction materials or debris may be dumped on adjacent lots, common areas, or open space.
- No burning of any material is permitted on any lot.
- Portable toilets must be provided by the contractor, located off the right-of-way, screened from view, and serviced weekly.

Worker Conduct

- Working hours are as stated above. Loud radio or amplified music is not permitted. Normal working volume is acceptable.
- No pets belonging to contractors or subcontractors are permitted on the property.

- Concrete truck washout must occur on the construction site only — not on Irvine Drive. All washout material must be removed from the site.
- Workers' vehicles are to be parked on the construction lot where possible. Street parking is permitted single-file on the right-hand (construction lot) side of Irvine Drive only.
- No workers' vehicles may remain on the property overnight. Construction equipment may remain on site if it will be needed immediately the following day. Long-term storage of construction equipment on site is not permitted.

Utility Locates

Before any digging, grading, or construction activity that could impact underground utilities, the owner and contractor are required to call 811 to have all underground utility lines located and marked. Damage resulting from failure to comply with this requirement is the sole responsibility of the owner/builder. Utility lines that are inadvertently cut or damaged must be reported to the appropriate utility within thirty (30) minutes, and repair must be coordinated immediately.

Construction Schedule

Pursuant to the CC&Rs, construction must commence within five (5) years of the lot purchase date and must be completed within two (2) years of commencement. ARC approval expires twelve (12) months from the date of written approval. If construction has not commenced within twelve (12) months of ARC approval, a re-submittal is required. The ARC will request an explanation if construction activity is inactive for ninety (90) or more consecutive days.

Plan Submittal Requirements

Preliminary Design Submission

The Preliminary Design Submission should convey the major elements of the project to allow the ARC to provide meaningful guidance before final construction documents are prepared. Plans need not be fully developed at this stage. The following must be included:

- Site Plan at 1" = 20' minimum scale, showing: existing topography with 2-foot minimum contour intervals, proposed construction area limits and disturbed area SF, proposed house footprint and all structures with finished floor elevations, proposed driveway layout, proposed retaining walls and hardscape improvements, setback lines, septic and repair field locations, proposed utility locations, and topsoil/material storage areas.
- Stormwater Management Plan at 1" = 20' minimum scale, showing: proposed erosion and sediment control measures, proposed permanent stormwater features, and preliminary volume and flow rate calculations.
- Floor Plans at 1/8" = 1'-0" minimum scale, showing: overall dimensions, room names, and square footage of conditioned and outdoor spaces.
- Exterior Elevations at 1/8" = 1'-0" minimum scale, showing: windows and doors, building height to highest roof point, and preliminary exterior materials.
- Preliminary Landscape Plan showing planting bed locations, proposed plant species and approximate counts, and major landscape features.
- One (1) complete digital PDF submission.

Final Design Submission

The Final Design Submission constitutes the complete set of construction documents for ARC review. All items listed below are required. Incomplete submissions will not be placed on the ARC agenda.

REQUIRED DOCUMENTS

- Completed Final Design Application form (Appendix B).
- Site Plan at 1" = 20' scale (all items listed under Preliminary, updated to final status).

- Floor Plans at 1/4" = 1'-0" scale, fully dimensioned with room names, all door and window types referenced to a schedule, and area calculations.
- Roof Plan at 1/4" = 1'-0" scale, showing all roof areas and slopes, roof material and color, all vents, penetrations, and skylights.
- All Exterior Elevations at 1/4" = 1'-0" scale, showing: all exterior materials, finishes, and colors; all windows and doors with trim and fascia details; finished grade lines; HVAC equipment locations and screening; gutters and downspout design and locations; all visible wall penetrations and electrical boxes.
- Wall Sections and Construction Details at 1" = 1'-0" minimum scale, showing all visible material transitions, window and door trim, chimneys, porches, railings, and terraces.
- Final exterior material palette and samples of all exterior materials, cladding, roofing, and window frames.
- Stormwater Management Plan (final), including final volume and flow rate calculations.
- Preliminary Landscape Plan (final Landscape Plan may follow per the schedule above).
- One (1) complete digital PDF submission.

Final Landscape Plan

The Final Landscape Plan is due no later than sixty (60) days before the anticipated completion of construction. It must be submitted at 1" = 20' minimum scale and include:

- All landscape beds with plant species, quantities, and sizes
- Exterior lighting layout and fixture specifications
- Landscape features including paths, rain gardens, boulders, retaining walls, and site furnishings
- Mulch type notation
- One (1) complete digital PDF submission.

Appendix A — ARC Application Forms

The following forms are required for the ARC review process. All forms are also available from the HOA management company. Completed forms must be submitted to the ARC together with the required plans, samples, and supporting materials electronically as a single PDF.

Application for Builder Approval

Date: _____

Lot Number: _____

Builder / Company Name:

NC General Contractor License #:

Address: _____

City / State / Zip: _____

Mobile Phone: _____

Email: _____

Website: _____

For consideration as an Approved Builder at Harris Cove, please submit the following to the ARC:

- A notarized Affidavit of Qualifications*
- A notarized Affidavit of Understanding*
- Proof of valid NC General Contractor's License (copy attached)*
- Proof of General Liability Insurance — per occurrence and aggregate*
- Three examples of completed homes in communities with design guidelines (address, cost, date, community)*
- Portfolio of relevant work*

ARC ACTION: Approved _____ Disapproved

See attached comments from the ARC.

Preliminary Design Application

Date: _____

Lot Number: _____

Owner Name(s): _____

Owner Address: _____

Owner Phone: _____

Owner Email: _____

Architect / Designer:

Architect Phone: _____

Architect Email: _____

Landscape Architect:

Builder (if determined):

Preliminary Design Checklist — check off each item included in this submission:

- One (1) complete digital PDF submission*
- Site Plan at 1" = 20' scale (existing topo, proposed footprint, driveway, limits of disturbance, setbacks, septic fields, utilities)*
- Stormwater Management Plan (preliminary erosion controls, permanent stormwater features, preliminary calcs)*
- Floor Plans at 1/8" = 1'-0" scale (dimensions, room names, SF)*
- Exterior Elevations at 1/8" = 1'-0" scale (windows, doors, height, preliminary materials)*
- Preliminary Landscape Plan (bed locations, plant species, major features)*

ARC ACTION: Approved _____ Disapproved

See attached comments from the ARC.

Final Design Application

Date: _____

Lot Number: _____

Owner Name(s): _____

Owner Address: _____

Owner Phone: _____

Owner Email: _____

Architect / Designer:

Architect Phone: _____

Architect Email: _____

Landscape Architect:

Builder: _____

Builder Phone: _____

Builder Email: _____

Final Design Checklist — check off each item included in this submission:

- One (1) complete digital PDF submission*
- Completed Final Design Application form*
- Site Plan at 1" = 20' scale (fully updated — see Plan Submittal Requirements)*
- Floor Plans at 1/4" = 1'-0" scale, fully dimensioned with room names and area calculations*
- Roof Plan at 1/4" = 1'-0" scale*
- All Exterior Elevations at 1/4" = 1'-0" scale*
- Wall Sections and Construction Details at 1" = 1'-0"*

- Final exterior material and color palette with samples*
- Final Stormwater Management Plan with calculations*
- Preliminary Landscape Plan*

ARC ACTION: Approved _____ Disapproved

See attached comments from the ARC.

Appendix B — Builder Affidavits

The following affidavits must be completed, notarized, and submitted as part of the Application for Builder Approval.

Affidavit of Understanding

Builder Name: _____ NC Contractor License #: _____

Address: _____ City: _____ ST: _____ Zip: _____

I acknowledge and agree that:

1. I have read and understand the Harris Cove CC&Rs, Design Guidelines, and Construction Guidelines and will follow and abide by the policies and procedures as described.
2. When building at Harris Cove, I am responsible for compliance with all applicable municipal, state, and federal laws and regulations.
3. I understand that a violation of applicable law or of the Harris Cove governing documents may result in the ARC terminating my status as an Approved Builder.

Name (print clearly): _____

Signature: _____ Date: _____

Notary Public Information

Sworn to (or affirmed) and subscribed before me on this the _____ day of _____, 20____.

(Official Seal)

Signature of Notary: _____

Printed Name: _____, Notary Public

My commission expires: _____

Affidavit of Qualifications

Builder Name: _____ NC Contractor License #:

Address: _____ City: _____ ST: _____ Zip:

I acknowledge and agree that:

1. I currently hold a valid North Carolina General Contractor's License. A copy of said license is attached hereto.
2. My North Carolina General Contractor's License has not been revoked, suspended, debarred, or placed under notice thereof in any jurisdiction.
3. I have no pending claims or resolved claims with the North Carolina General Contracting Board or any other governing body within the past five (5) years.

Name (print clearly): _____

Signature: _____ Date: _____

Notary Public Information

Sworn to (or affirmed) and subscribed before me on this the _____ day of _____, 20____.

(Official Seal)

Signature of Notary: _____

Printed Name: _____, Notary Public

My commission expires: _____