

WILD DUCK DUNES LAND OWNERS ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES

In order to maintain standards of appearance and value within Wild Duck Dunes, the Land Owners have determined that an Architectural Committee be appointed, pursuant to a new Covenant 15. To facilitate Committee approval of structural neighborhood, these Guidelines are set forth for future construction, including alterations of existing structures.

1. Plans shall be submitted in duplicate and state or show that compliance will be made with the windstorm resistive construction provisions of the North Carolina building code and of Dare County as specified by regulation and by the Building Inspector, and shall show compliance with the Protective Covenants of Wild Duck Dunes.

2. Plans will indicate or state exterior colors and finishes (resistant to salt corrosion and weather deterioration), and will include scale drawings or scale sketches and plat plans showing views and measurements of all exterior portions including height and location of structures, drives, walks, and parking areas, plus septic system layout, utility routes, and vegetation retained and to be planted. The height (maximum 28 feet) of a structure shall be measured to the plane formed by the surrounding maintainable finish grade (presumed 150 or less) from the tallest part of any portion of the structure (including any fixed posts, railings, or arm, truss, net, or dish type antennas, and structural or ornamental features, and excluding

only 2' lightening rods, and three or fewer posts of 4" or less in diameter and 10' or less in height for uses such as unobtrusive weather instrumentation, flagpoles, whip or wire strand (of 1/4" or less) antennas, momentary observation or signaling, and the like).

3. Plans will state the lot number and name and address of the owner(s) and of the person(s) submitting plans. A telephone number with area code and calling hours may expedite approval.

4. Plans shall state that no portion of the construction except installation of an electrical box and storage shed shall begin prior to written approval of the plans by a majority of the Committee. This prohibits clearing (except surveying paths), grading, driveways, parking spaces (except on the common road area), pilings, septic system, walls, fences, etc., and movement of construction machinery and materials onto the lot. Builders are reminded of the nine month exterior completion and alteration requirement of Covenant 6.

5. It is recognized that beauty is a matter of taste and cannot be objectively described; however, enduring physical and economic value can be preserved and promoted by minimum standards generally acknowledged as basic. These are generally expressed in the Protective Covenants and are extended to cover the following more detailed criteria:

A. Wood, metal, and other materials must be resistant to corrosion of all kinds. Colors chosen must be harmonious with natural surroundings and other homes in the community.

B. Parking arrangements should be as unobtrusive as possible, under the house and/or screened from the street by appropriate plantings or decorative fencing or screening.

C. Fuel tanks, trash barrels, compost heaps, water filters and tanks, septic tanks, tools and machinery, and the like, belong underground or behind an appropriate decorative fencing or screen.

D. The installation or replacement of mobile homes will not be permitted. However, pre-cut, prefabricated, pre-engineered, or modular houses are not excluded provided their durability and continued attractiveness can be reasonably demonstrated.

E. Preservation of existing trees and bushes is encouraged, and appropriate plantings are also desirable to replace vegetation lost to construction and to enhance the beauty of the home.

F. Any motors (such as in air conditioners) or other devices or structures audible beyond the lot should be quiet enough so as not to spoil the serenity of the surroundings for neighbors.

6. Metal chimney parts should be painted or stained to be corrosion resistant and as unobtrusive as possible (preferably black).

7. A complete copy of the final plans as approved and as annotated by Dare County officials (if that occurs) should be returned to the Committee Chairman prior to installation of pilings, so he or she can answer questions that may be presented, and can monitor progress.

8. Owners are responsible for any damage done to road or

other property, including cleanup of debris wherever scattered.

9. Significant changes in matters subject to these Guidelines will be resubmitted for approval prior to their being made. Two copies of such changes will be submitted.