

GENERAL DESIGN GUIDELINES FOR VANCE GAP FOREST

Vance Gap Forest is an upscale, intimate community of only 10 home sites on exclusive Town Mountain, just two minutes from downtown Asheville. A hidden sanctuary where stunning woodlands are sculpted into the majestic mountains of Western North Carolina, these tucked-away treasures are shaded by glorious old growth trees and nature's wonders. All parcels have eastern and south-eastern vistas with up to with up to 75-mile-long spectacular views of the distant mountains. Vance Gap Forest living is inspired by a world ruled by nature, simplicity and harmony.

The intent of the Design Guidelines is to maintain the visual character of the community. This will be achieved by encouraging home site development that creates environmental and visual harmony with the surrounding landscape and incorporates regional architectural design concepts. The Design Guidelines convey the intended development design concept by illustrating appropriate design character and elements to assist property owners, landscape architects and architects, and building contractors prior to the beginning of the home site design.

While the guidelines are not comprehensive in scope, they will be by a Design Review Committee (DRC), initially of the Developer and ultimately of Vance Gap Forest Homeowners, to determine a minimum standard for building and landscape elements. The DRC will have the authority to define and interpret the applicability of any design element contained in the Design Guidelines. The DRC will maintain the authority to grant variances or waivers for any of the Design Guidelines, provided the design is compatible to the intended character of Vance Gap Forest. The DRC must respond with 30 days from receipt of any plans or any such plans shall be deemed approved.

THE HOME SITES:

The individual home sites located in Vance Gap Forest are unique in character and as such subject to differing regulatory requirements. Lots 1, 6, 7, 8 and 9 are classified under the City of Asheville Unified Development Ordinance ("UDO") as RS2 allowing for a single family home with building setbacks of 35 feet from the front, 10 feet from the side, and 25 feet from the rear of each Lot.

Lots 2, 3, 4 and 5 are classified RS2 (v) allowing for a single family home with a building setback variance granted by the Asheville Board of Adjustment on August 24, 2005, allowing a setback of 18 feet from the front, 10 feet from the side, and 25 feet from the rear of each Lot.

Lots 1A is classified RS2-RM6 (d) allowing for multiple building options, however, any such building(s) will have a minimum setback of 35 feet from the front, 10 feet from the side, and 25 feet from the rear of each Lot. Any project built upon Lot 1A must be approved by the Developer to comply with the character of the Vance Gap Forest community and would further be subject to development standards set forth in the UDO.

All lots are subject to the Hillside Area Development ordinance, Section 7-12-4 of the UDO.

ARCHITECTURAL GUIDLINES

Approved architectural styles include but are not limited to Arts and Crafts, Shingle Style, European Inspired, or Mountain Modern style. Architectural styles and patterns will be reviewed in an effort to establish and maintain the community identity while allowing for individuality.

BUILDING SIZE

Given the unique nature of the individual Lots, the following minimum standards shall apply to the respective Lots:

Homes on lots 1-5 shall not be less than 1,800 finished sq. ft for Ridge Lots
Homes on Lots 6-9 shall not be less than 2,500 finished sq. ft for Estates Lots.

Such measurements shall be for finished heated living space.

BUILDING HEIGHT

Building heights on all Lots shall be limited to 40 feet, with such measurement made from the ceiling of the highest occupied floor to the primary level of fire department access, as defined in UDO Section 7-2-5. Please note building height increases are allowed under certain conditions relative to yard size under UDO Section 7-8-2 (RS2 Zoning Requirements).

EXTERIOR MATERIALS

The exterior materials of homes in Vance Gap Forest will be constructed with natural materials such as stone, wood, stucco and brick. Other product types such as cast stone products, hardboard/masonite and EIFS stucco may be considered on an individual case basis by the DRC.

Acceptable siding materials include cementitious and wood lap siding, shingle siding with horizontal coursing, and vertical board and batten siding.

All material transitions are required to occur at interior corners.

ROOF

Roof materials will complement the style and color palette of Vance Gap Forest homes. Approved roof materials include architectural asphalt shingles, natural and synthetic slate, metal and wood shingles. Prohibited roof materials include galvanized metal, three tab asphalt shingles, roll roofing, and visible built-up roofing.

Roof slopes shall have a minimum slope of 5:12 and a maximum of 17:12. Roof slope should be consistent with the style of the home.

Chimneys shall be constructed of masonry, stone or brick materials. Exposed metal fireplace flues are not allowed. Chimney Caps shall be dark bronze or match roof colors.

Roof eaves shall be closed with soffit or open with exposed rafterails. Facias and frieze bards shall be wood or aluminum clad wood. Soffit materials shall be wood or beaded vinyl.

All roof penetrations (mechanical, plumbing vents, etc.) must also be located inconspicuously with colors complementing the roofing materials and general exterior color scheme.

EXTERIOR COLORS

Vance Gap Forest homes shall be designed so that exterior colors blend into the natural environment and should include earth tones or natural color ranges. All wood is required to be painted or stained. Naturally weathered wood is prohibited. Brick colors shall be in the medium to dark color range. White and off-white are not allowed for windows, trim or siding color. Bold, primary or unusual colors are prohibited.

All Gutters, Downspouts and flashing will be copper or pre-finished or painted aluminum. Gutters and downspouts will be located inconspicuously with colors complementing the home exterior color scheme.

LANDSCAPE PATTERNS AND MATERIALS

Landscape design in a mountainous, wooded environment is an integral part of maintaining the visual character of an intimate community such as Vance Gap Forest. The landscape design should use native plantings and materials that reflect the natural patterns, character, forms and colors of the Blue Ridge Mountain region. Materials and structures should also blend into and reflect the rustic, natural qualities of the property.

Retaining Walls, Paths, Patios must be constructed with appropriate organic materials including wood rounds, mulch, decomposed granite, and natural stone. Walks may be surfaced in concrete, brick pavers, concrete pavers, flagstone or slate. Walks, steps to the house and exterior materials of the base of the house should be consistent. A front porch or formal stoop that addresses the street is strongly encouraged.

Decks, Fences, Arbors, Gazebos must be constructed with appropriate materials including stained wood, locust (and other natural insect/rot resistant wood) and recycled materials. Fencing may be used in the backyard only and may not exceed 5' in height. Graded slopes greater than 3:1 should be broken with retaining walls or terraces.

Landscape Lighting may be installed along driveways and paths, but shall not exceed 24" in height and shall be spaced a minimum of 25 feet apart along driveways. The use of non-shielded "security" type lights and floodlights will not be permitted. Gas lanterns may be used.

GARAGES

Garages may be either attached or detached. Garage Doors within view of the street shall conform to the architectural style of the house. The Garage should be behind the main façade of the house when possible.

Porte cocheres are acceptable provided the detailing and materials are consistent with the architecture of the main house.

DRIVEWAYS

Driveways should complement the lot's natural features. Driveways cannot be constructed within 10 feet of the property line and cannot exceed 18% grade. Driveways on steep grades shall be built to parallel contours when possible. Utilize plantings and low retaining walls to minimize the view of the driveway within the Landscape Zone.

All driveways shall be paved. Acceptable paving materials include asphalt, stone pavers, concrete pavers, brick pavers, concrete, colored concrete, stamped concrete and exposed aggregate concrete. Chip-N-Seal paving is the minimum required for all driveway pavement. Driveways shall be limited to 25% coverage of the front yard.

All driveways will require a City of Asheville driveway permit.

UTILITY EQUIPMENT & REFUSE STORAGE

Electrical/gas utility meters and A/C compressors will be located at the rear of the house. Trash receptacles, wood piles, compost bins, etc. will be stored out of view from neighboring home sites and streets.

OTHER SITE ISSUES

Satellite dishes, antennae, and play equipment must be located inconspicuously. Cellular towers are not permitted. Propane and oil tanks shall be buried below existing grade. Holiday lighting shall be permitted from mid-November to mid-January only.

SITE DISTURBANCE & CLEARING

Disturbance zones have been developed to control the amount of impact on the land.

Owner Discretion Zone: Trees may be removed at the Owner's discretion as required for construction up to 20' beyond the building footprint.

10' Buffer: No clearing is permitted within 10' of the property boundary.

Driveway and Landscape Zone: All efforts should be made to protect existing vegetation.

Trees damaged or removed without approval from the DRC or the Guidelines will require the home site owner to replace the tree(s) on a 5:1 basis. Tree protection fencing shall be used to delineate the boundary between the Owner Discretion and Limited Disturbance Zones. Further, the Hillside Development Ordinance may require additional approvals prior to tree removal by Owners.

EROSION & SEDIMENT CONTROL

Builders and home site owners will utilize sediment and erosion control measures that prevent stormwater runoff from entering streams, creeks, other water bodies and neighboring properties. During construction, streets must be kept clean of soil and debris. These measures will comply with all local and state regulations. Immediately following construction, all disturbed areas must be reseeded and replanted.

STORMWATER MANAGEMENT

Builders and home site owners will take measures to limit disruption of natural drainage patterns, to increase stormwater filtration, and to reduce water flows into the streams. Stormwater measures include the use of pervious surfaces, rain gardens, dry creek beds, infiltration trenches, level spreaders and energy dissipaters. Driveways will be designed to minimize stormwater runoff and erosion.

REVISION OF THESE ARCHITECTURAL GUIDELINES

The DRC specifically reserves the right to amend or change any part or all of these Architectural Guidelines, however any such amendment or change shall be designed to keep with the original intent of incorporate regional architectural design concepts with the environmental and visual harmony of the surrounding landscape.