

# OCEAN CLUB AT SUNSET BEACH, NC

## ARCHITECTURAL AND DESIGN STANDARDS

The Architectural Review Board (hereinafter "ARB"), for OCEAN CLUB Subdivision hereby publishes design standards pursuant to Article V of the OCEAN CLUB Declaration of Covenants and Restrictions:

Any improvement within OCEAN CLUB Subdivision shall be planned, constructed and maintained in accordance with the general design and character of these design standards as exemplified by the existing constructed homes in the subdivision. The Design Standards hereby published shall be general in nature and approval of a particular material, practice or design herein shall not be determinative of final approval. Rather, the ARB after reviewing all aspects of the planned dwelling shall make a determination that such dwelling is acceptable, acceptable with modifications, or not acceptable from reference to these standards, to the provision of the Declaration, and to the general plan for construction exemplified by existing structures.

These Design Standards shall not modify the Declaration, but rather shall be read in conjunction with the provisions thereof. In the case of any inconsistency between these Standards and the Declaration, the Declaration shall control. This document is to acquaint the purchaser with the process and in no way contravenes or modifies the declaration.

No residence shall be erected, constructed, maintained, used or permitted to remain on any Lot other than one single-family dwelling. Any residence must be approved by the Architectural Review Board (hereinafter "ARB") and follow the guidelines set forth in this declaration. Each residence to be constructed on a Lot shall have a minimum finished heated and cooled area of 1,000 square feet on the first floor level. For a 2 story a minimum finished heated and cooled area of 1,000 square feet on the first floor level and 800 square feet on the second floor level. Neither value shall include the ground level of the house. Once construction has begun on said dwelling, all exterior construction must be completed within one (1) year of the commencement of construction.

The following are "Building Standards" as created by the OCEAN CLUB Subdivision ARB:

### Building Type:

- The architectural style shall be of Caribbean Style, Coastal Cottage, or Coastal Modern vernacular. Stick built construction only is permitted (no mobile, modular or systems built homes) except as specifically modified herein.

### Exterior:

- Pilings must be wrapped with trim.
- Exposed concrete or block must have stucco applied on or before completion of home.
- Exterior materials approved are fiber cement horizontal siding, board and batten, shake, panel board, and hard coat stucco. Vinyl and aluminum siding is not permitted. Any siding to be used must be approved by the ARB. The ARB will consider a combination of materials in accordance with the existing island community standard.
- Approved roof materials are metal and architectural asphalt shingles.
- Any new materials that are approved by the North Carolina Homebuilders Association May be considered and must be approved by the ARB.

- Exterior of homes must be of earth tone and/or pastel color schemes.
- Windows/doors must be of sound quality and workmanship and installed properly.
- No satellite dishes over 18 inches in diameter shall be permitted.
- No pre-fabricated, metal or plastic outbuilding will be permitted. Outbuildings must be constructed of similar materials and colors as the home and will be approved at the discretion of the ARB.
- Flat roofs and low pitched roofs will be allowed due to the strict height restrictions of 35' maximum height on Sunset Beach. Roof-pitch shall be a maximum of 6/12 when applicable in use. This also applies to outbuildings if allowed.
- No chain-link, barbed wire or other similar wire fencing allowed. Any other material used for fencing must be approved by the ARB before installation.

Dated

6/14/16

Architectural Review Board

By

Member-Manager