



ANCHORS BEND

WILMINGTON, NORTH CAROLINA



Community Wide Standards

The purpose of the Community Standards document is to build on established standards that preserve the beauty, harmony and coastal character of our neighborhood. These standards expand upon the covenants and provide the basis for consistent and equitable decisions by the Architectural Review Committee (ARC). By establishing clear guidelines, the standards promote a vision in which improvements and maintenance within the community reflect a cohesive environment.

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ARCHITECTURAL REVIEW PROCESS

Article 10.2 Architectural Review

The Architectural Review request consists of submission of the application for architectural change and any required documents and/or plans which provide the details of the proposed change(s).

No construction or improvements, as specified in Section 10.1(a), shall be commenced, erected, placed or maintained on any Unit, nor shall any exterior addition, change or alteration be made thereto, until the plans and specifications ("Plans") showing site layout, structural design, exterior elevations, exterior materials and colors, signs, landscaping, drainage, lighting, irrigation, utility facilities layout and screening shall have been submitted to and approved in writing by the Committee.

Begin process by logging onto community portal at www.premiermanagementnc.com

Anchors Bend HOA, Inc.

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Anchors Bend HOA, Inc.
Architectural Review Application

The Declarations of Covenants, Conditions and Restrictions for your community specifies that all exterior improvements to your property must be approved in writing by Design Review Committee before improvements begin. Please complete and return this form according to the provided instructions.

Below you will find a chart showing items (X) that you need to include/attach to your application depending on what type of modification you are applying for:

Type of Modification:	Location on Plot Plan / Survey	Material	Style	Size and / Height	Stain / Color	Built Upon Area / BUA *** (see BUA instructions)	Images / Plans
Fence / Fence Enclosure	X	X	X	X	X		X
Utility Building / Shed	X	X	X	X	X	X	X
Porch Conversion	X	X	X	X	X	X	X
Exterior Paint					X		X
Pool	X	X	X	X	X	X	X
Patio / Deck	X	X		X	X	X	X
Extended Driveway / Walkway	X	X	X	X	X	X	X
Gazebo	X	X	X	X	X	X	X
Landscape	X	X					X
Addition	X	X		X	X	X	X

BUA INSTRUCTIONS (Built Upon Area)

Providing information, drawings, photographs, plot plans, materials images, in a clear concise and legible manner is appreciated.

- Plans must be reviewed and approved in writing by the ARC prior to the commencement of any work on the property. (Article 10.1(a)).
- Per the Covenants, the ARC has 45 days from submission and acceptance of completed documents and fees to respond to the request. (Article 10.1 (e)).
- ARC will review the plans and the owner will be notified by the property management company of the ARC's decision.
- The duration of approval is 12 months.(Article 10.4 (f))

BUILT UPON AREA

Article 11.6 is intended to ensure ongoing compliance with State Stormwater Management Permit (SW8070201 (mod) and SW8170309). Each lot in Anchors Bend is provided a specific amount of built upon area per lot. NO ADDITIONAL BUA is available for the neighborhood built upon area includes but is not limited to: structures, asphalt, concrete, gravel, brick, stone, slate coquina, driveways, and parking areas, but does not included open wood decking or the surface of swimming pools.

The Preserve, The Townes, Ranch Tracts		SouthHaven	
SW8070201		SW8170309	
Lot Number	Allowable Impervious Area	Lots 1-39	4,500
1-59 & 202-206 (64 Total)	4,800	Subtotal Lots (39)	175,500
60-65, 118-122, & 148-201	3,800	The Townes	
66-93 & 123-147 (53 total)	3,400	SW8070201	
Ranch Tracts (2)	9,000	Townhomes (24 Total)	31,141*
Subtotal Lots (208)	783, 541	*Townhomes to be built per plan with no additional BUA/LOT	

IMPORTANT TO NOTE

ABHOA is not permitted to exceed BUA per lot. If an increased BUA over allowable impervious area is requested, NCDEQ and New Hanover County approval is required prior to submitting an ARC request.

The use of pervious materials requires additional documentation and will be considered on a case by case basis **(if)** permitting standards allow.

Variance appeals are not applicable to built upon area; BUA is a finite allowance and Anchors Bend has no additional BUA to grant to any lot.

The covenants set forth under this section, 11.6 are to run with the land and be binding on all persons and parties claiming under them.

EXTERIOR MODIFICATIONS

Exterior structures, buildings, improvements shall include but not be limited to:

Any dwelling, garage, fence, wall, sidewalk, hedge, mass planting, change in grade or slope, drainage pipe, drainage canal, ditch, swale, catch basin, swimming pool, treehouse, playhouse, sign, flagpole, antenna, satellite dish, exterior illumination, monument or marker, outdoor statuary, exterior lights, security lights, storm door, well utility facility, mailbox, patio, deck, screening for outdoor trash cans, or other purposes, sprinkler system, driveway, outdoor decorative objects, shrubbery or landscaping.

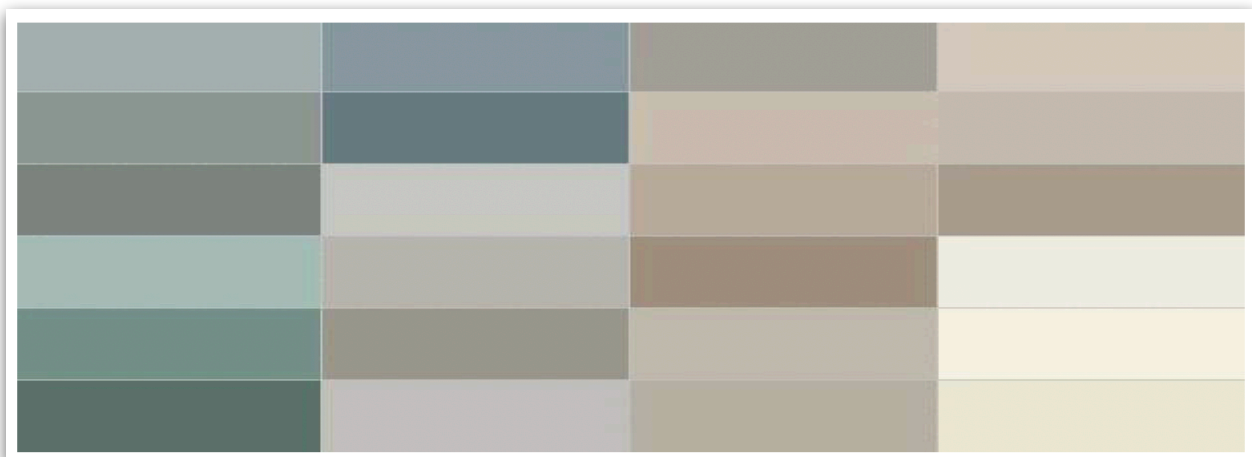
Exterior additions, changes or alterations (including without limitation, any change of color). No bulldozing or clearing of trees, excavation of lakes or ponds, alterations of common area ditches/swales/buffers, grading of individual lots. 10.1 (b)

Exterior Paint

Exterior paint must be harmonious with a relaxed coastal theme. Generally, direct lots should not have the exact paint color scheme and should complement the homes nearby. The color palette should consider the ability to resist fading over long periods of time while cooling and softening the effects of the coastal sun to increase longevity of color.

Exteriors should remain free of fading and chipping, and are subject to these community maintenance standards. If darker tones are selected, continuous maintenance should be considered. **New exterior paint schemes must be submitted for review.**

Example Palette of Coastal Colors



Repainting an existing approved paint scheme does NOT require ARC request.

Exterior Lighting

Exterior lighting is permitted for safety, security, and aesthetic purposes. It must be designed and maintained to avoid excessive glare, light pollution, or disturbance to neighboring properties.

- Flood lights and spotlights must point downward and shield to prevent spillover into neighboring lots or streets. Timers and motion lights are acceptable; however, should not activate from routine alley or street traffic.

Detached Walled Structures

Detached walled structures, e.g., sheds, greenhouses, playhouses, are limited to the rear yard. Structure details and construction must be consistent with and match the house, i.e., same style siding, windows, and roof shingles. Any structure that is not a visual asset to the lot will require fencing or screening from streets, private drives, alleyways and other lots. Prefabricated metal and plastic detached walled structures are prohibited.

- Professionally built detached walled wooden structures may be constructed on-site or at another manufacturing location and then moved to the site for final installation.
- Detached walled structures shall be outside of easements and consistent with New Hanover County permitting requirements and set back rules.
- All detached walled structures are part of the allowable BUA per lot and may not cause any lot to go over the allowable BUA.
- All buildings must substantially be screened from all streets. Screening of buildings should be with evergreen mature landscaping to screen exterior walls from the street.

Patios, Patio Enclosures, and Screened Porches

Outdoor living areas should be consistent with the architectural character and details of the home. The location, materials, and finish used on all porches shall be submitted for approval by the ARC.

- Porches on the rear of the home may be screened.
- Structural supports for patio enclosures must match/compliment trim or the dominant color of the house.
- Patios/screened porches are part of the allowable impervious for each homesite so any changes that increase the size or addition of patio will increase the total 'used' impervious (BUA).

Swimming Pools and Hot Tubs

Swimming pools and hot tubs must be shown on the submitted site or landscape plan and include all relevant information to the entirety of the project. For example, include decking/concrete surround, material type, fencing, and landscape plan. Swimming pools and hot tubs shall be submitted to ARC for approval and must comply with applicable NC and New Hanover County regulations and codes in addition to the Design Guidelines. Above-ground hot tubs must be permanently installed and shall be subject to additional screening requirements as determined by the ARC.

- Stand-alone above-ground pools are not permitted.
- The rate of impervious material surrounding the pool shall not exceed their allotted BUA.
- Fencing in accordance with New Hanover County regulations and ARC guidelines is required for ARC approval.

Fences

All fences require ARC approval. If a previously approved fence requires replacement, a new ARC request is required. A visual plat/survey is required for ARC approval.

- NO fences are allowed in the common area or easements.
- Fences must comply with NHC guidelines, set back requirements, and visibility rules for public roads.

SouthHaven at Anchors Bend

- 4ft-5ft black aluminum only, no wood or privacy fences allowed.

Anchors Bend Manors

- 4ft-6ft black aluminum, wood, wood picket, no privacy fences allowed.

Anchors Bend Cottages (lots with adjacent alleyways)

- 4 ft or less black aluminum, wood, wood picket, no privacy fences allowed.
- Cottages are permitted to have picket fences in the front and rear of the lot.
- Fencing is allowed in the front yard of these homes, but requires an appropriate setback.

Anchors Bend Townhomes

- No fences allowed.
- No structures are allowed to protrude into the common area adjacent to any lots within. (Amendment 1, 2, Article 6, Section 4, 9 (f))

Decks

Design should be consistent with the architectural character of the house and must be approved by the ARC. Decks do not add BUA and are considered pervious material.

Driveways

Asphalt driveways are not allowed. Any change to the composition, size or configuration of a driveway must be approved by the ARC.

- Driveways are part of the allowable BUA per lot, and alterations may not cause any lot to go over the allowable BUA.

Arbors, Pergolas, Pavilions, and Trellises

Arbors, pergolas, pavilions, and trellises are permitted and subject to ARC approval.

- They may only be placed in the side (as part of a fence) or back yards. Location, elevations, and finishes must be submitted to ARC for approval.

Garbage Can Storage

All trash receptacles and garbage cans shall be stored in a garage or screened by an ARC approved enclosure/screen constructed of pressure-treated wood or natural landscaping elements.

- Enclosures must be tall enough to fully obscure views of the trashcan(s) from streets, private drives and alleyways.

Street View Screening Requirements

Visual screening of HVAC units permanently installed generators, propane tanks, pool equipment, utilities, and other mechanical equipment is required and must be approved by the ARC.

- Screening should be constructed using pressure-treated wood or natural landscape elements and is intended to obscure views of the screened object(s) from the street, private drives, and alleyways.
- Overall enclosure height shall be kept to the minimum necessary to accomplish the screening. Wood enclosures/screens shall be no more than four feet in height with no roof, lid, or cover.
- Natural landscape elements must be planted in a row or series of shrubs, bushes, or trees that are planted with the intent of forming a relatively dense and opaque hedge or screen. Any dead plants shall be replaced immediately with the same type of plant or a similar height.

Satellite Dishes & Outside Antennas

No outside antennas or satellite dishes shall be erected on any Unit or structure unless and until permission for the same has been granted by ARC approval.

- The design and location of the dish shall be approval by ARC.

Roofing

Roofing materials shall be a minimum of 25–30-year architectural roof shingles, or metal.

- Color and roof material is subject to approval by ARC.

Solar Panels

Roof top solar panels are permitted on single family homes and will be considered on a case by case basis and subject to ARC approval.

Conservation Areas, Wetlands, Easements, Utility Easements, Setbacks, Buffers

Conservation Areas, wetlands, easements, utility easements and setbacks are all delineated on a plat or survey.

- If fencing encroaches on utility or other easements, it is the homeowner's responsibility to replace or repair the fencing if it must be removed to access the easement.
- If a previously (as a variance approval) fence encroaches easements, etc. and must be replaced, additional ARC request is required. Fences will not be allowed to be replaced in the easement and will be required to meet appropriate setbacks.

Play Structures

Play structures require approval by the ARC, and include outdoor playhouses/swing sets, and basketball goals.

- Play houses and swing sets are limited to the rear yard and generally should not be visible from any street. They may be subject to additional screening requirements or fencing.

Well Installation

The Owners of single-family residential Units shall be allowed to install one single well per lot for the purpose of irrigating the land comprising the unit.

- All wells and pumps permitted must not be visible from any street or recreational area or Common Area and must have ARC approval, screened from view, set back a minimum of fifty (50) feet from any street sewer line
- Well water shall be free of or treated to be free of iron, manganese, etc.

COMMUNITY STANDARDS

Article 11 Use Guidelines and Restrictions

The community standard document seeks to provide guidance regarding maintenance, services, and common community expectations. The basis for the information is located in Article 11 Use Guidelines and Restrictions and expands on Article 11.2 to establish rules and regulations.

All owners and all the properties are subject to the community standards and shall also apply to all occupants, lessee, guests and invitees of any unit.

Animals

11.5 (b)

No animals, livestock or poultry of any kind shall be raised, bred, kept or maintained on any unit or in any dwelling except a limited number of household pet(s). Household pets may not be raised, bred or kept for any commercial purpose.

Pets must be leashed at all times, and droppings must be immediately removed.

In the event any dog kept in any unit or dwelling barks excessively, continuously, or in a manner that constitutes a nuisance, the board may require such dog to wear a collar designed to reduce or control such excessive barking.

Noise and Good Neighbor Courtesy

Anchors Bend follows New Hanover County guidelines for noise in residential areas. Please, be mindful of good neighbor courtesy of limiting loud noises past 11:00 pm and prior to 7:00 am, and also accommodate the occasional enjoyment of social events!

Noise complaints are New Hanover County regulated activities and should be reported to NHC Sheriff Department (910) 798-2800

Sidewalk Use

11.5 (t)

Sidewalk use should remain for safe pedestrian movement and remain free of powered vehicles that exceed an 8 volt battery speed or the equivalent power.

Storage of Personal Property

11.5 (q)

All lawn mowers, bicycles, toys, grills and other similar objects must be stored when not in use so as not to be visible by the Owners of other Units or the users of any street or recreation area/common area.

Outdoor Clothing Drying Structure

11.5 (c)

No outdoor pole or clotheslines allowed.

Parking and Road Use

11.5 (w)

Boats vessels, motorboat, camper, trailer, motor or mobile home or similar type vehicle or apparatus shall not be parked in, or kept overnight or longer, on any street, alleyway or common area.

- No vehicles or equipment which are unsightly in appearance shall be allowed.
- The roads are to be used by vehicles or pedestrians for the purpose of transportation. No permanent, frequent or long term parking is permitted along major roads or alleyways. They are subject to the imposition of fines for violations.

Lawn Maintenance

Lawn maintenance is an important element of the community and should be generally kept in a neat and tidy appearance. Excessive weeds and large bare patches should be avoided or promptly replaced. Edging along driveways, sidewalks, and curbing is expected to maintain a clear boundary.

Trees, Shrubs and Plantings

Trees and shrubs should be trimmed so they do not obstruct sidewalks, driveways, streetlights, easements, or sight lines at intersections. Generally, they should keep a neat and tidy appearance.

- Dead or diseased trees, shrubs, or plant material must be removed promptly and, where practical, replaced.
- Tree heights should maintain clear sight distances and remain off streets and sidewalks.
- Plant beds should be mulched/pine straw or maintained to preserve an orderly appearance.
- Shrubs should have a neat and tidy appearance and should generally look well maintained.
- Lots with alley access should have a tidy appearance in both front and back yards.

Debris and Yard Waste

Yard clippings, leaves, and branches must be disposed in a timely mannered not dumped into common areas, storm drains, streets or wetlands. It is the lot owners responsibility that vendors do not dump debris in common areas.

Garbage

Annually, ABHOA will review the neighborhood wide garbage contract, and recommend a vendor for special pricing. 11.6(j)

- ALL Residences must utilize the neighborhood negotiated trash company.
- It is the responsibility of the homeowner to notify the company of the Anchors Bend residents special pricing program.

Boats and Recreational Vehicles

Boats vessels, motorboat, camper, trailer, motor or mobile home or similar type vehicle or apparatus shall not be parked in, or kept overnight or longer, in the driveway or yard of any unit unless it is stored in an enclosed garage or in such a manner as to not be visible to others. 11.6(e)

**Temporary storage requests should be emailed to property manager for Anchors Bend.
Standard request (72) hours or less for boats and trailers.**

Golf Carts and Vehicles

Golf carts must be garaged at night. Junk Vehicles; no stripped, partially wrecked, junk motor vehicle or part, or any motor vehicle not displaying a current valid inspection sticker shall be permitted to be parked on any lot. 11.6(o)

Flags

The American Flag or the North Carolina Flag, no larger than 3 feet x 5 feet, may be flown on a pole attached to the home in an approved location and displayed in accordance with traditional rules and regulations governing the flying and display of the American Flag. 11.6(r)

Security Cameras

Home security cameras should be placed only in areas where people do not have a reasonable expectation of privacy (such as driveways or yards) Cameras may not be directed into neighbors homes, fenced yards, or other private spaces. (NC Gen Stat 14-202)

Mailboxes

Mailboxes are specified by the ABHOA, and any mailbox replaced due to damage or loss will be required replaced with the ABHOA approved mailbox. 11.5 (q)

- Homeowners are responsible for maintenance and the repair or replacement if mailbox is damaged.
- Mailbox numbers and boxes should conform with approved mailbox.
- Please send all repair requests to Service@Carolinastreetscapes.com
- New mailboxes are required to be ordered through Carolina Streetscapes (See Mailbox Document; ABHOA website)

Outside Burning

No outside burning permitted except with a New Hanover County burn permit. Individual exterior fireplaces, solo stoves, etc are permitted and should be used in a safe manner. 11.5 (g)

Fishing and Hunting

No hunting or discharge of firearms within the subdivision is permitted. Catch and release fishing is permitted in wetland and stormwater ponds throughout the entire community, and are common areas for the enjoyment of all. 11.5 (i)

Signs

A sign is considered to be any object that includes words, symbols, acronyms, pictures, and the like that intend to convey a message and can be seen from outside the Unit. This includes signs in windows. 11.5 (h)

No signs may be placed or erected on any lot or community property other than:

- Standard real estate for sale signs (for a duration of 'coming soon', 'for sale', and removal post-closing)
- All signage must be maintained and removed or replaced when faded or torn.
- Political signs should follow Planned Community Act guidelines.
- No signs may be hung from or mounted on trees.

ABHOA maintains the right to remove any sign not in compliance.

Temporary Storage Containers

Temporary storage containers are limited to a period of 72 hours for purposes of loading or unloading.

- Temporary storage containers can only be placed in the lot driveway.
- On street or alleyway storage is NOT permitted.

Extension to the 72 hour period may be granted by requesting approval.

ENFORCEMENT

Article 16 Compliance with Covenants

In the case of failure of an Owner to comply with the terms and provisions contained in these Protective Covenants and Community Standard Guidelines and Rules and Regulations of the community, relief shall be available.

The Association shall have the right to remedy the violation and assess the costs of remedying the same against the offending Owners as an Individual Assessment provided in Article 9.

Suspension of rights for any violation by an Owner, including but not limited to nonpayment of general, special, or individual assessments, the Association shall have the right to suspend the offending Owner's voting rights and the use by such Owner, his agents, lessees, employees, licensee, and invitees of the Common Area and recreational facilities in the community for any period which the violation continues.

Violation Process

16.4

The violation and enforcement process is managed by Anchors Bend property management company in accordance with Anchors Bend HOA covenants. 1st and 2nd notices are not required; lot owners can be sent directly to hearing for violations. *Process subject to change by BOD in accordance with 16.4

- 1st Notice: Friendly Reminder and requested action.
- 2nd Notice: Final Notice and deadline provided to bring property into compliance.
- 3rd Notice: Hearing with Board of Directors; fines will be considered.

Property Damage

11.2

Owners shall be responsible for any damage done to any streets, roadways, access ways, curbing, street gutters, sidewalks, common areas or property of other owners within the properties which may be caused by any owner, his agents, contractor, subcontractor lessees, employees, guests, licensees or invitees.

The association shall have the authority to assess any owner for damage and charge shall be an Individual Assessment against the owner and his unit(s) and may be enforced within the provisions of Article 9.

Restricted Activities

11.5 (m)

The following activities are expressly prohibited by the covenants and subject to any conditions imposed by the board:

- Activities that materially disturb or destroy the vegetation, wildlife, water, or air quality or which use excessive amounts of water which result in unreasonable levels of sound or light pollution.
- Any business or trade except that an owner or occupant residing in a Unit may conduct business activities within the unit as long as:
 - Activity does not involve the regular visitation of the unit by clients, employees, agents, customers, suppliers, or other business invitees.
 - The activity is consistent with the residential character of properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security and safety of other residents of the properties.
 - NO WASTE SHALL BE COMMITTED ON ANY PORTION OF THE COMMON AREA.

All Owners and all properties are subject to the Use Guidelines and restrictions and are given notice that their ability to use their privately owned property is limited thereby and the Board may add, delete, modify, create exceptions to, or amend the use guidelines and restrictions in accordance with 11.2