

ACC Requirements/Fencing/ Retain Walls/Landscaping

Architectural Control Committee
RE: ACC REQUIREMENTS
October 11, 2020

Subject to the Riverbend at Lake Lure Declaration of Amended Restrictive Covenants entered into the 2nd Day of September 2002, all Owners shall acquire Board approval for all buildings, fences, docks, walls, and other structures erected or maintained upon any lot, including any change or alteration to existing structures.

FENCES:

Owner shall submit drawings to the ACC indicating the design and location of all fences for approval by the Board prior to construction. Constructed fences that have not been approved by the Board may be required to be removed and constructed to meet the following:

All fences shall be no higher than 3'-6" above grade, and shall be constructed of natural materials suited to the surrounding environment. Fences shall not extend past the mid-point of the home and must be to the rear of the property unless approved in writing by the Board. The Board may also require landscaping to be installed to enhance the look of the fence.

Fences shall not be of the following:

- Pre-manufactured metal or plastic fencing.
- Galvanized metal wire mesh or chicken wire.
- Chainlink fencing.
- Barb-wire.
- Wood board privacy fencing.

Subject to the approval of the Board all fencing must be completed within 3 months and maintained throughout the life of the fence.

In addition to the approved drawings a fee of \$150.00 must be provided along with the ACC Application Form.

NOTE: VARIANCES MUST BE APPROVED BY THE BOARD PRIOR TO CONSTRUCTION.

RETAINING WALLS:

Owner shall submit drawings to the ACC indicating the design and location of retaining walls for approval by the Board prior to construction. Construction of retaining walls that have not been approved by the Board may be required to be removed and constructed to meet the following:

Retaining wall shall be constructed of materials as follows:

- Concrete or concrete masonry units walls with textured stucco finish.
- 6x6 pressure treated timber.
- Manufactured stacked stone
- Split face interlocking concrete masonry units.
- Precast concrete with textured finish.

The Board may also require landscaping to be installed to enhance the look of the retaining wall.

Subject to the approval of the Board retaining walls must be completed within 3 months.

In addition to the approved drawings a fee of \$150.00 must be provided along with the ACC Application Form.

NOTE: VARIANCES MUST BE APPROVED BY THE BOARD PRIOR TO CONSTRUCTION.

LANDSCAPING:

All new construction shall provide a landscaping plan within 3 months prior to completion of construction.

Landscaping shall require replacement of trees removed outside the limits of construction as indicated on the ACC Rules and Regulations.

SINGLE FAMILY/RV/CAMPER LOTS:

Owners shall refer to the Riverbend at Lake Lure Declaration of Amended Restrictive Covenants entered into the 2nd Day of September 2002.

It states "No RV/Camper shall be placed on any authorized lot or parcel of land without first receiving Architectural Control Committee approval regarding location, access, aesthetic appeal, landscaping, and physical condition of RV/Camper. RV/Camper may be approved or denied in the sole discretion of the Board of Directors."

The ACC and Board will only allow RV/tiny houses on wheels (THOW) not less than 160 sq. ft. and no larger than 350 sq ft. The RV/THOW shall be constructed of typical home construction with siding of wood cedar or other natural wood siding. RV/THOW shall not have an exterior of aluminum or any metal unless approved by the ACC and Board of Directors.

RV/THOW lots will require site improvement for water, sewer, and electrical.

Note: Campers will not be allowed.

END