

Home Construction Guidelines

- Written approval of home construction plans is required prior to commencement of any clearing, grading, or construction.
- No dwelling unit should exceed 2 ½ stories.
- Total minimum heated living space required is 1,700SQFT for 1 story, 1,900 SQFT for 1 ½ stories, and 2,100 SQFT for 2 stories.
- All homes must meet setback requirements, as set forth by the following: McDowell County, The Arbor Architectural Review Committee, The Arbor Homeowners Association, or any other regulatory committee or agency.
- Exposed exterior materials such as concrete block, imitation asphalt brick siding, imitation asphalt stone siding, and tar paper are prohibited.
- The exterior of the house must be completed within one year of the date of commencement.
- All gas and oil tanks placed on the property must be buried by county regulations or screened from view of both the road and lake.
- Satellite dishes must be screened from view of the road and lake.
- No dog lots allowed on property. If fencing is to be used, a sample must be provided and approved by the ARC.
- Garbage cans must be kept screened from view of the road and lake.
- No signs of any description may be displayed on a lot.
- A non-refundable fee of \$250.00 must accompany the house plans submitted for review.
- Approved plans will be kept by the ARC.
- Homeowners Association dues must be current before beginning construction.
- A \$1,000.00 road bond is required before beginning construction.

NOTE: The Architectural Review Committee has particular concerns that the community have a consistent streetscape and quality of design. In order to maintain a planned look for the community, the committee may at times place a temporary moratorium on any particular style of design until the community is brought back into balance. The committee reserves the right to reject any house plans not acceptable to this code. The ARC reserves the right to change, add, or amend this form .