

This is a summary of the Talamore Master Guidelines. A copy of the full and legal Master Guidelines is on file in the Moore County Courthouse in Cartridge, NC

**TALAMORE MASTER GUIDELINES
ARCHITECTURE REVIEW COMMITTEE
GUIDELINES AND PROCEDURES
1993**

Note: This is a summary of the Talamore Master Guidelines. A copy of the full and legal Master Guidelines for Talamore is available as follows:

1. Talamore Architecture Review Committee (ARC) member
2. Talamore Board of Directors member
3. Moore County Courthouse
4. Moore County web site URL
<http://www.co.moore.nc.us/main/page.asp?rec=/pages/home.asp>

If you would like a copy of the Talamore Master Guidelines on CD please contact a member of the ARC or Board of Directors.

The Talamore Master Guidelines was filed in Moore County on May 19, 1993 in Book 00912 Pages 00057 to 00119. It is on Pages 00083 to 00109. Please refer to that document for an official description of the Talamore Master Guidelines.

All requests for variances from the requirements in this manual shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

With the objective of assuring an attractive, compatible, and aesthetically pleasing community, Talamore has established an on-going committee designated as the Architectural Review Committee (ARC). The purpose of the ARC is to guide residential development in such a way so as to maximize compatibility of construction and landscaping with the natural beauty and topography of the land at Talamore.

On behalf of the Talamore Property Owners Association, the Architectural Review Committee is empowered to perform the following services:

1. To establish architectural criteria and exterior design themes for the community.
2. To establish design review criteria for the protection of enduring property values and to provide the best possible safeguards for continuing property value appreciation.
3. To review all Design Review Applications for compliance with design review criteria and with the Declaration of Covenants and Restrictions for Talamore.
4. To assure compatible architectural designs and harmonious relationships with neighboring building sites and the golf course.
5. To require high standards of design and quality construction.
6. To monitor construction for violations of design review criteria and notify the Board of Directors of the Association for appropriate action.
7. To amend design review criteria as may be required from time to time.

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8. To contact Applicants whose drawings and specifications have been approved or disapproved and to provide reasonable assistance and recommendations for adjustments to bring disapproved Applications into compliance with design review criteria.
9. To maintain copies of Applications, design documents, and related records.
10. To inform members of the Association regarding activities of the Architectural Review Committee and changes in criteria as they may occur.

The ARC assumes no liability for Applicant's responsibilities which include but are not limited to the following:

1. Performance or quality of work of any contractor or subcontractor.
2. Compliance with all laws, codes, and ordinances of any governmental agency or body.
3. Determination of environmental restrictions, drainage and grading requirements and all surface and subsurface soil conditions.
4. Determination of structural, mechanical, electrical, and all other technical aspects of a proposed design that can only be determined by competent architects, engineers, contractors, and other similar professionals.
5. Compliance with Covenants and Restrictions of Talamore and ARC criteria.
6. Accuracy of all stakeouts and surveys.

Homeowners who wish to modify the house exterior or landscaping must submit to the ARC design plans that note any changes to the house exterior or landscaping. The ARC will meet as necessary to review all applications within 14 days of receipt and respond to the applicant within 14 of the meeting. The following steps should follow the following steps when requesting modifications:

1. The Owner or his representative shall submit an application form or letter and any drawings that depict the desired modification to the Talamore ARC, 48 Talamore Drive, Southern Pines, NC 28387. If applicable, material samples, product photos, and color chips should be included.
2. The ARC will review the plans and provide feedback to the owner. If changes are recommended, the owner must modify the plans and resubmit to the ARC for review. If the plans are acceptable the homeowner will be notified that he may implement the plan.
3. No work shall commence without approval of the ARC. This includes repainting of a home if a color other than the originally approved color is used.
4. If an Application has been denied, or the approval is subject to limiting conditions which the Applicant feels are unfair, the Applicant may request a hearing before the full ARC to justify his position. After the hearing, the ARC will review their decision and notify the Applicant of their final decision within ten (10) days of the hearing.
5. Applicants must begin construction within ninety (90) days of the Final Architectural Review approval by the ARC. Failure to do so will automatically revoke approval without prior notice from the ARC. Time extensions may be granted by the ARC if written requests are received prior to or within ninety (90) days of Final Architectural Review.

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6. Periodic inspections may be made by the ARC while construction is in progress to determine compliance with the approved design documents. The ARC is empowered to enforce its policy, as set forth in the Talamore covenants, the Talamore Master Guidelines, and amendments thereto, by any action at law or equity to insure compliance including injunctive relief.

The following list summarizes those design elements which the ARC requires, recommends, and/or encourages:

1. Use of professionals qualified in the fields of planning, architecture, landscape design, engineering, and surveying.
2. Compliance with all restrictions as found in the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges ("The Declaration").
3. Preservation of the natural character of the site.
4. Emphasis on the aesthetics of exterior architectural and landscape design.
5. Minimum square footage shall conform to those set forth in the Declaration.
6. Requirement for a minimum 5/12 roof pitch with fiberglass/asphalt, cedar shakes, cedar shingles, natural slate, tile, or copper seamed roofing.
7. Requirement for each house to be pre-wired for cable TV.
8. Minimum of a two-car garage with automatic door openers unless otherwise stated in site specific guidelines.
9. Conformance with the standard mailbox design.
10. Overall, high-grade, superior quality construction with emphasis on good design and the use of natural materials such as brick, stone, and wood.
11. Sign control in conformance with the criteria set forth by the ARC.
12. Supplemental guidelines may be imposed in neighborhoods as described in Supplemental Declarations.

The following list summarizes requirements in the Talamore Master Guidelines. For specific details and additional information, please refer to the Talamore Master Guidelines on file in Moore County Courthouse.

1. The ARC seeks to assure that exterior features and materials are natural. Brick or stone foundations are preferred and should blend the house with the ground.
2. Landscaping should address the retention of natural spaces. The ARC will discourage any landscaping plans where substantial lawns are prominent.
3. Approval of exterior design will be based on overall design themes and will consider mass and scale; materials, textures, color and finishes; continuity between primary design elements and secondary surface treatments; placement of windows, doors and openings; vertical and horizontal lines; roof pitches, etc.
4. Preferred exterior features and materials include horizontal or vertical wood siding, stone, brick, stucco, high-pitched roofs, brick chimneys, etc.
5. The ARC may prohibit any proposed new construction or change to existing homes on purely aesthetic grounds, where in its sole judgment, such action is required to maintain superior architectural standards.
6. Most earth-tone colors work very well in tying together the continuity of buildings. The intent is for individual houses to blend into the total image. Dark colors

- accommodate this better than light. Pastel hues do not work well. Stains are preferred to paints. Roof colors should not contrast sharply with the rest of the house.
7. The selection of exterior materials shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic materials. Depending on specific applications, the following materials have been approved by the ARC.
 - a. **WOOD** (cypress/cedar/redwood): board and batten lap siding; cedar shakes (roofs); tongue and groove siding.
 - b. **STUCCO**: (Approval subject to application, texture, and use of other primary, secondary, or decorative treatments).
 - c. **MASONRY**: Natural stone and brick; concrete block with approved surface treatment.
 - d. **WINDOWS**: Wood, aluminum frame, PVC clad, or painted.
 8. The following exterior materials are not approved for construction: Metal siding; decorative concrete block; concrete block (except sub-surface wall or as the basis for stucco); fiberglass, plastic or asphalt siding; logs (imitation or otherwise except for landscaping purposes); fiberglass garage doors; and certain types of imitation stone and brick. High quality simulated stone and brick from natural materials will be considered on their own merit by the ARC, but are subject to disapproval.
 9. Exterior colors that, in the opinion of the ARC, would be inharmonious, discordant, and/ or incongruous with the natural setting shall not be permitted.
 10. Gutters and downspouts may be used if desired.
 11. All roof stacks, flashings, and metal chimney caps shall be painted to match the approved roof colors; unless copper is used. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible.
 12. Solar roof panels are not permitted unless designed to be mounted flush with the roof plane.
 13. In no case shall trees with a diameter of 4 inches or more (measured 3 feet above grade) be removed without approval of the ARC.
 14. Natural vegetation buffers on the boundary of Talamore shall not be disturbed.
 15. Generously proportioned porches and terraces encourage frequent use. Outdoor living is comfortable throughout most of the year. To roof an outdoor area extends the time it can be fully utilized. The shade and shadows created by porches and roof overhangs soften the rigid lines of a structure. Concrete patios do not work well on sloping land. Wood decks provide a more desirable outdoor area and will weather more subtly than concrete. The use of stone or brick terraces is recommended.
 16. The elevation of the top of any swimming pool construction on any lot may not be over two (2) feet above the natural grade unless integrated into terraced construction upon ARC approval. No above-ground pools are permitted.
 17. Swimming pools shall not be permitted on the street side of the residence.
 18. Screen enclosure materials and colors must be approved by the ARC. Pool enclosures must be neutral in color. Submit materials and colors for ARC approval.
 19. Screen enclosures must not be visible from the street in front of the residence unless approved by the ARC.

20. Swimming pools, pool decks, screen enclosures, or patio/decks should not be located outside the building envelope. Approvals will be made on a lot by lot basis.
21. No mailbox or other similar receptacle shall be erected on any lot unless design and specifications are incorporated into the final plans approved by the ARC.
22. All fencing, including screening fencing, shall be approved by the ARC.
23. An attempt to establish property lines through individual fencing is not permitted. Fences may encompass mechanical equipment areas, trash storage areas, as a screening device. Every effort must be made to retain the feeling of open spaces.
24. No wall, fence, or coping may be constructed on any lot which impacts the use or visual quality of the golf course.
25. No wall, coping, fence, or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.
26. All single family homes shall have a minimum of a two-car garage (unless otherwise noted). Automatic garage door openers are required.
27. No street side parking areas may be created by extending any portion of the street pavement. Large parking areas are discouraged.
28. All units shall have an approved exterior light in the driveway area. No exterior lighting shall be permitted which in the opinion of the ARC creates a nuisance to the adjoining property owners.
29. Approved materials for driveways are concrete, brick, concrete pavers or asphalt. If you have a charcoal driveway, it must be colored charcoal - the color must be mixed with the concrete.
30. Awnings, canopies, and shutters are not permitted on the exterior of the residence without prior approval of the ARC.
31. Areas beneath decks and elevated terraces shall not be used for storage unless the area is shielded from public view.
32. All easements and right-of-ways shall be landscaped in accordance with the ARC specifications.
33. The ARC shall make available a list of acceptable trees and shrubs. Plants indigenous to the area should be utilized.
34. Any additional landscaping is subject to the approval of the ARC prior to installation.
35. An automatic underground irrigation system of sufficient size and capacity to irrigate all landscaped areas must be installed and used to maintain the areas in good and living condition.
36. Irrigation from wells shall not be permitted.
37. In no case shall trees with a diameter of 4 inches or more (measured 3 feet above grade) be removed without approval of the ARC.
38. The following represents mandatory landscaping and irrigation requirements prior to submission of the Certificate of Compliance:
 - Full Size Home site (greater than 2,000 sq. ft.):
 - Minimum shrubs: 45 one-gallon or greater, 45 three-gallon or greater (design equivalent).
 - Minimum trees: 20 ornamental as designed to individualize house.
 - Closed loop irrigation system with automatic zones as required.

- A minimum of 1500 square feet of sod must be placed on the property. Village Home Home site (2000 sq. ft. or less):
 - Minimum shrubs: 25 one-gallon or greater, 25 three-gallon or greater (design equivalent).
 - Minimum trees: 10 ornamental as designed to individualize house.
 - Closed loop irrigation system with automatic zones as required.
 - A minimum of 1100 square feet of sod must be placed on the property.
39. Accessory structures, such as playhouses, tool sheds, doghouses, or dog runs, shall not be permitted unless specific written approval of the ARC is obtained.
 40. All playground equipment shall be placed to the rear of the residence and only with the approval of the ARC.
 41. No decorative objects such as sculptures, birdbaths, fountains, and the like shall be placed or installed on the building site without approval of the ARC.
 42. Outside antennas ~~and satellite dishes~~ shall not be permitted. Prior to availability of cable TV, antennas may be used with ARC approval according to published guidelines. Satellite dishes are now permitted.
 43. A flagpole for display of the American Flag shall be permitted, subject to ARC approval of the size, placement, color, finish, and design. No flagpole shall be used as an antenna.
 44. No clothes lines shall be allowed.
 45. All garbage containers, AC compressors, water softeners, oil/gas tanks, pool pump equipment, etc., shall be located in rear yards or side yards behind the setback line and shall be screened or walled from front streets, adjoining properties, and golf courses as required by the ARC.
 46. Applicant shall be responsible for all utility services from each utility company's underground line to the Applicant's home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service equipment/gear shall be shielded by screening, walls or landscaping approved by the ARC.
 47. Tennis courts are not permitted on any lot.
 48. All banners, signs, and letters shall be approved by the ARC before installation.
 49. Signs including builder's signs must conform to the guidelines established by the ARC.
 50. "For Sale" and "For Rent" signs are prohibited.
 51. Applicants will not be permitted to park any commercial vehicle, boat, truck, van, trailer, camper, mobile home, tractor, bus, farm equipment, recreational vehicle, off-road vehicles, trailer coach, or similar vehicle for a period of twenty-four (24) hours on any building site or common area unless such vehicle is parked inside a totally enclosed structure. Street parking of all of the above is prohibited.
 52. Repainting of any existing dwelling or property thereon with a color other than previously approved shall require the approval of the ARC. Color chips or samples coded to exterior elevations shall be submitted to the ARC for color change approval.
 53. Llama stickers and house numbers are the only things approved for placement on mailboxes. Names and addresses are not permitted.