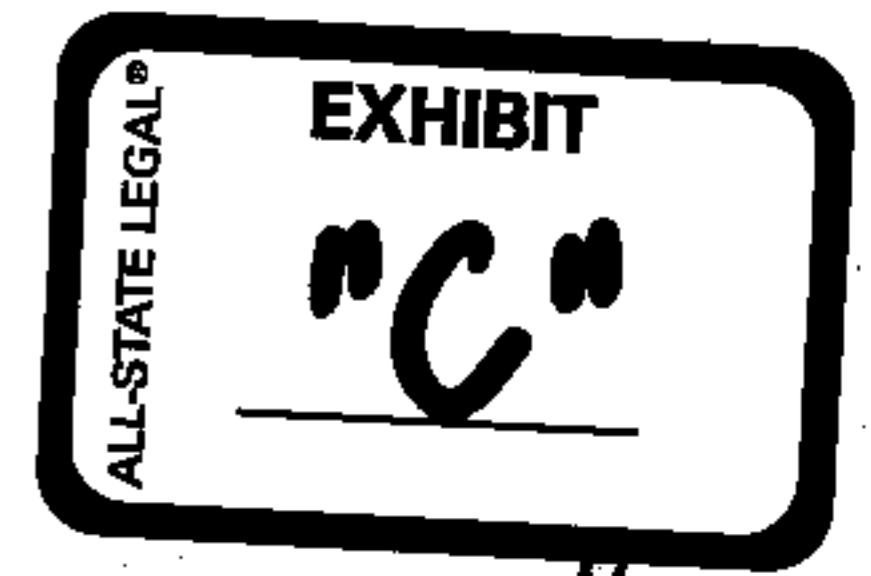




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CYPRESS COVE DESIGN GUIDELINES

Town of Manteo
Roanoke Island, North Carolina



Development Team & Publishing Dates

Planning & Development Team

Developer:
Skyco Development Company, LLC

Land Planning and Development Guidelines:
John M. Robbins III

Civil Engineering:
Green Engineering

Legal Consulting:
Kennedy Covington

Publishing Dates and Revisions

June 13, 2006

All information contained herein is subject to change and pursuant to, but not limited to, Skyco Development Company, LLC, the Cypress Cove Community Association, Inc., and the Covenants and Restrictions for Cypress Cove.



INTRODUCTION

Cypress Cove Design Guidelines

*The Cypress Cove Concept
Cypress Cove Plan*



INTRODUCTION

The Cypress Cove Concept

Located in the heart of the island, near the county courthouse, new administrative buildings, and Midway Intersection area, Cypress Cove is an exciting new neighborhood that will become one of the most innovative and interesting places to live on Roanoke Island. Using traditional, yet innovative architecture, Cypress Cove will offer homes that meet contemporary living needs while respecting the history and environment of Roanoke Island.

Cypress Cove aspires to the same exceptional urbanism and quality of design that characterizes Manteo's past, including its wonderful network of walkable streets, private gardens, and unique urban spaces; happenstance or planned as they may be. The neighborhood is inspired by Manteo's hidden gardens, small alleys and courtyards, brick paths and covered passages, and the many unique flower-adorned spaces. Cypress Cove will bring to the immediate area a continuation of the uniquely small town, Manteo tradition of combining exceptional architecture with a beautiful public realm.

The design of Cypress Cove encourages simple, classic designs that will serve the needs of today, as well as those of generations to come. Standards are provided for all aspects of design from parks to streets, from building walls to garden walls, from roofs to driveway surfaces—so that quality in design is equaled by quality in construction. Comprehensively planned Cypress Cove allows for a more efficient use of space that will assist in the creation of a wonderful collection of outdoor spaces, walkable streets, and an integrated stormwater plan surrounded by a range home types, sizes, and design appropriate for families and individuals in the context of Roanoke Island and the surrounding area. Cypress Cove will feature lush marsh and sound views, nature trails, a small lake, and observation platforms. Creating an excellent interaction between the private homes, commercial entities, and surrounding area these various types of public spaces will be a hallmark of this project.



Cypress Cove strives to capture, on a small scale, many of the aspects of Manteo that have made it so wonderful. Cypress Cove's goal is the creation of a place that will continue this tradition and allow future generations of residents and visitors to Roanoke Island to enjoy a beautifully-designed, lively neighborhood.

Further, strong covenants will ensure that the fabric and goals of the development are well integrated and preserved for future generations. The ultimate goal is to create a place that preserves the uniqueness of this spectacular locale while developing authentic improvements that have an enduring embraceable character.

We have insisted that each home built at Cypress Cove have a timeless sense of style built in harmony with the surroundings.

The vision of Cypress Cove's Southern origins, the respect for the existing natural features and intimate small-town planning are apparent in the master plan. Cypress Cove is planned to afford residents with a distinct identifiable neighborhood that continues to be thoughtfully interwoven with the surrounding native landscape. The ongoing integration of a pedestrian oriented neighborhood, natural paths, common areas, carriage houses, and intimate gardens and private courtyards will further impart an appreciation for the ecologically sound plan. Conservation areas, public spaces and vernacular structures are to once again harmoniously coexist to celebrate and confirm Cypress Cove's comfortable sense of unity and completeness.

The intent of Cypress Cove is to permit owners to develop within these precedents and parameters a home composition that meets their vision and needs. The Cypress Cove Design Review Board wants to encourage the development of individual landscape features (courtyards, gardens, fences, etc) that have a unique character, that contain unique features and incorporate tasteful elements that reflect the personality and spirit of the original owner.

The Cypress Cove Design Review Board (DRB) extends an open invitation to all owners who may want or need more information concerning any aspect of their design.



The Design Review Board expresses our appreciation for each Owner's commitment to help make Cypress Cove a true and vital community that will provide wonderful memories for generations to come.

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SITE PLANNING

Cypress Cove Design Guidelines

- Principals of Site Plan*
- The Cypress Cove Homesite*
- Lot Setbacks*
- Lot Coverage*
- Site Grading*
- Placement of Site Features*
- Drives and Parking*
- Decks, Terraces, and Walks*
- Fence Placement*



SITE PLANNING

Principles of Site Planning

Community standards are established to direct the development of individual home-sites as they relate to their immediate neighbors as well as Cypress Cove as a whole. Vital to the concept is the way in which the buildings are organized within each property, and subsequently work together to form the community. Not only offering a sense of continuity to the community, these standards are also developed to foster a sense of privacy for the individual home. The site planning standards have been created to help foster these relationships and aid in creating a unique sense of place.

The sections which follow define specific standards for Lot Setbacks, Site Grading, Landscaping and Placement of Site Features.



SITE PLANNING

The Cypress Cove Homesite

The Cypress Cove Homesite: The standards have been created to foster both a sense of privacy for the individual home and an overall continuity within the community.

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SITE PLANNING

Lot Setbacks

The following section outlines Lot setbacks. All setbacks are measured from property lines. Setbacks will meet the standards herein or the Town of Manteo's minimum standards, whichever is greater. Property owners may apply for variances to the Town's standards only after the variances have been approved by the Design Review Board (DRB). The outermost 3 feet of any uncovered porches, steps, eaves, gutters and similar features are excluded from the building setbacks.

Double Lot Standards: Only on perimeter lots 6-17 overlooking natural areas may lots be combined when approved by Skyco Development Company, LLC and the Cypress Cove Design Review Board. Double lot specifications shall be negotiated with Skyco Development Company, LLC and the Cypress Cove Design Review Board at the time of purchase.

Front Setback Standards

Building setbacks govern all construction 8 inches or more above grade. Site improvement setbacks govern any elements 8 inches or less above grade, such as decks, pools, patios, drives, and parking.

Human scale is achieved when there is a balance between the physical environment and a person's perception of how they fit into that environment. Street plantings, consistent home signage, and clearly defines pathways and sidewalks will unite the building structures to provide a cohesive environment. Alley way and perimeter homesites (1-5 and 18-22) require that the front porch shall be set on the Front Yard Setback line unless an increased setback will preserve significant trees. Homesites 6-17 are not required to be set on the front setback line.

Alley Way Homesites

Front Building Setback 15 feet from roadway right-of-way

Perimeter Homesites

Front Building Setback 15 feet from roadway right-of-way



Marsh and Lake Exposure Homesites

Front Building Setback 15 feet from roadway right-of-way

Rear Setback Standards

Building setbacks govern all construction 8 inches or more above grade; Site improvement setbacks govern any elements 8 inches or less above grade, such as decks, pools, patios, drives, and parking.

Alley Way Homesites

Rear Building Setback 20 feet for main house
5 feet for any accessory buildings

Perimeter Homesites

Rear Building Setback 20 feet for main house
5 feet for any accessory buildings

Marsh and Lake Exposure Homesites

Rear Building Setback 8 feet from edge of the pond
20 feet for lots 6, 7 and 8

Sideyard Setback Standards

Building setbacks govern all construction 8 inches or more above grade; Site improvement setbacks govern any elements 8 inches or less above grade, such as decks, pools, patios, drives, and parking.

Between most homesites there is a 15 foot drainage easement (7 1/2 feet on each property). No development or alteration of these easements is permitted.

Alley Way Homesites

Sideyard Building Setback 8 feet for main house
8 feet for any accessory buildings
15 feet for corner lots

Perimeter Homesites

Sideyard Building Setback 8 feet for main house



8 feet for any accessory buildings
15 feet for corner lots

Marsh and Lake Exposure Homesites

Rear Building Setback

8 feet for main house

8 feet for any accessory buildings

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SITE PLANNING

Lot Coverage and Building Size

Lot Coverage & Building Size: Within the setbacks identified in the previous pages, there is a maximum area that can be developed in each homesite based on a percentage of the total lot area. Lot coverage includes the footprint of any structure, including the main house, garage, outbuildings, porches, decks, pools, walkways and driveways. There are also certain requirements for building sizes as described below.

Lot Coverage

Maximum lot coverage within the building setbacks is 35% of the square footage of the total lot area.

Lot coverage for homesites with accessory buildings is a maximum of 40% of the square footage of the total lot area.

Building Size

Homes in the Cypress Cove catalogue range in size from a minimum of 1,500 heated square feet to over 3,000 heated square feet. These home sizes have been chosen in order to ensure consistency of scale.



SITE PLANNING

Height Standards

Height Standards: All structures must be constructed in conformance with applicable codes and Federal Regulations for minimum finish floor elevation. These elevations are established in the Federal Flood Insurance Maps.

- As a minimum, the first finished floor elevation for main residence must be at a height of 36 inches above existing grade if not required to be more based on Federal regulations. At no time shall the finished floor exceed the minimum Federal regulations by more than 12 inches. Outbuildings and carriage houses may be constructed with slab on grade.



SITE PLANNING

Site Grading

Site Grading: Site grading shall be kept to a minimum and alteration of the existing drainage basins is not allowed. Any necessary grading shall maintain a natural, gradual appearance. Diversion of run-off into existing swales is required.

Once the location of the buildings and site improvements has been determined, limits of construction traffic must be established. Heavy equipment and construction staging shall not occur in the existing drainage basins or within the drip line zone of trees being preserved. During construction, the boundaries of disturbed area must be clearly marked off with construction fencing.

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SITE PLANNING

Placement of Site Features

Drives and Parking

The entry point for perimeter lots not including corner lots shall be justified to one side of the property along the drainage easements as shown on the recorded plat.

Drives are recommended to be between 10 and 12 feet wide, and should not exceed 20 feet at the apron connecting to public roadways.

Parking shall be perpendicular to the roadways. Parking in the rear of the properties is encouraged. If the aisles extend to the rear of the homesite, larger parking areas are allowed.

Frontyard drive aisles for homesites 23-32 and 5 and 18 (corner lots) are not permitted. Parking for these homes is accessed from the alleyways or side streets.

Frontyard parking areas are permitted for the Lake Front and Marsh Front Lots.

To reduce stormwater runoff, it is the goal of Cypress Cove to limit impervious ground coverage to the minimum needed. To decrease overall lot coverage, homeowners are encouraged to use pervious materials or a combination of pervious and impervious material for drive surfaces and walkways. If impervious paving materials are used for the primary drive they should compliment the main house and walks. Materials include brick, tabby finish concrete, combinations of brick and stone or other materials of high quality which may transition to asphalt, or gray/black tinted concrete moving away from the home are encouraged.

Lower traffic areas, such as parking areas are encouraged to have permeable surfaces such as oyster shell, crush and run, and grass pavers. These materials may be edged with brick or concrete to provide containment and tie in with the adjacent hard pavement.



Mailboxes

At the time of preparing this document, the developer proposes a central mailbox area. If a central mailbox area is not constructed, mail must be received in the standard individual Cypress Cove mailbox. The placement of these standard mailboxes is subject to the approval of the DRB and the US Postal Service.

Signs

Only the following signs are permitted:

House Identification: Front and rear address (if required) identification in accordance with Cypress Cove established construction and graphic standards is required for all houses. All houses shall be identified by the standard Cypress Cove plaque. One plaque shall be located to the left of the pedestrian entrance on the standard Cypress Cove post or a rail fence. Houses with front drive entrances are not required to locate a post in the rear. Houses with rear vehicular entrances shall locate an additional post and numbered wooden plaque adjacent to the drive or in a visible place on a carriage house, carport or other structure. All temporary house numbers shall be removed when construction is complete.

Real Estate Sales or Rentals - One 2 square foot Realtors "For Sale" sign and/or one "For Rent" sign allowed for each property.

Contractor Sign - shall be no greater than 4 square feet and shall be removed when a certificate of Occupancy is issued.



SITE PLANNING

Placement of Site Features

Fencing

It is important to understand the differences between frontyard, service, side yard and rear yard fencing at Cypress Cove. All fencing and locations must be approved by the DRB.

Frontyard Fencing

Frontyard fencing should generally follow the property boundaries of the Lot and run parallel to the roadway. Front yard fences foster a sense of edge and pattern along the roadway and sidewalk and help define the streetscape (sidewalk and private spaces) and the community realm. These fences are always low, and visually permeable. A sense of edge along the sidewalk can also be achieved through well-defined landscaping alone. The maximum height of frontyard fencing is 30 inches. Fences must be located 1 foot away from the edge of the sidewalk.

Sideyard and Service Yard Fencing

Sideyard fences should remain visually permeable and not more than 60 inches in height in all cases.

Service yard fencing should be opaque and generally between 60 and 72 inches in height. Service Yard Fencing must be located inside of the Building Setbacks and not detract from the community realm or the design of the home.

Rear Yard Fencing

Rear yard fencing should be seen as an extension of the architecture and define areas in proximity to it. Fencing in this case is generally located at building corners or is related to other architectural features of the house or outdoor landscape (decks, patios, gardens). Fencing in rear yards should be kept to a minimum, and be arranged as an extension of the architecture and not the property boundary. Rear Yard Fencing shall not be taller than 6 feet and 100% opaque fencing in the rear is



generally discouraged as it might box a neighbor in, or detract from open views which would otherwise be shared. Rear yard fencing for lots 6-17 is generally discouraged.

Materials

A variety of fence styles are encouraged throughout Cypress Cove and lend diversity to the environment. Fences may be constructed of brick piers with wood or iron infill panels, treated wood posts and pickets, or wooden posts with grided wire mesh infill for training natural vegetation. Chainlink fencing, vinyl and plastic fences are generally not allowed.

Decks, Terraces and Walks

Landscape decks and terraces provide valuable outdoor living space, extending the architecture of the house and providing a transition to the maintained yard areas. Landscape decks shall be placed at grade level or at a height low enough not to require railings. However, decks shall be constructed to stay as close to the ground as practical, while leaving enough space beneath for adequate framing and ventilation. Decks attached to the home are not subject to the above.

Walkways, decks and patios shall be constructed of materials that are compatible with the overall architectural design.

Lap Pools and Hot Tubs

Lap Pools and hot tubs are subject to approval by the DRB, and must be screened from adjacent properties and public areas.



ARCHITECTURAL GUIDELINES

Cypress Cove Design Guidelines

Introduction

Exterior Building Walls

Building Foundations

Roofs and Accessories

Windows

Shutters and Doors

Porches, Rails, and Columns

Detail Elements

Garages and Outbuildings



ARCHITECTURAL GUIDELINES

Introduction

Architectural standards are established to set a minimum standard of quality through the use of materials and methods of construction.

These standards establish a minimum design criteria, as well as illustrate examples of particular elements.

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ARCHITECTURAL GUIDELINES

Introduction

Shaped by and responding to the local environment, Cypress Cove's structures shall be based on traditional plan forms, materials, architectural details and finishes typical of the American South. Owners at Cypress Cove will chose from a catalogue of selected homes designed by Allison Ramsey Architects. Homes in the catalogue range in size from 1,500 heated square feet to over 3,000 heated square feet. The philosophy of Allison Ramsey is that "good architecture has a timeless quality that transcends style and period." They believe "in efficient designs.... in proper proportions.... in making the spaces to fit the family, rather than making the family fit the spaces.... in connecting indoors to the outdoors... It's the best way to get more livability for the dollar." Their designs and the homes chosen for the Cypress Cove Home Catalogue reflect a deep understanding of the region's vernacular precedents. While flexibility and variety are desired for all, the architectural choices remain unpretentious, relatively simple and restrained and in accordance with the best traditional Southern residential prototypes.



ARCHITECTURAL GUIDELINES

Exterior Building Walls

Siding

Wood or fiber-cement boards in lap, flush or drop configuration, wood or fiber-cement board and batten siding, and wood or fiber-cement board shingles applied in a simple pattern are permitted. Siding shall course to coordinate with the heads and/or jambs of window and door openings. All exterior fasteners shall be fabricated from corrosion resistant materials. The use of aluminum and vinyl is not allowable.

Trim

Wood or Fiber-Cement Board.

Building Foundations

All foundations for primary structures shall be raised as specified in the section "Site Planning: Height Standards". As before mentioned certain outbuildings and carriage houses may be constructed with slab on grade.

Exposed foundations and piers must be finished in brick, tabby finish concrete or smooth stucco.

Infill panels must be provided between foundation piers under the main house and shall be constructed of heavy vertical wood lattice, wide wooden vertical or horizontal louvers, or open bond brick. Infill panels between piers must be recessed a minimum of 4 inches from the outer edge of the piers. No diagonal lattice is permitted.

The color of infill panels shall generally match the color of the shutters or other vents.

Chimneys

Exterior chimneys shall be finished in either brick, tabby or stucco.



Shutters and Doors

In the climate of the Outer Banks shutters have been proven as both functional and aesthetic devices. The use of shutters provide shade and ventilation to interior spaces. They additionally provide a degree of storm protection.

All shutters shall be hinged and operable, with fully mounted hardware, and sized to match the openings. Shutters should be constructed of durable wood, but other materials may be considered if shown to be visually comparable. Styles may be louvered, paneled or planked. Awning shutters are also permitted.

Front doors shall generally be wood, wood and glass combination, fiberglass or as approved by the DRB.

Windows

See the catalogue of Cypress Cove Homes for typical windows. Windows shall have vertical proportions and plain trim with minimal ornamentation. Windows shall be wood or clad with the appearance of traditional true-divided clear glass lights.

No foil or other reflective material shall be used on any windows. Frosted glass may be used for privacy on windows in bathrooms.

Porches and Railings

See the catalogue of Allison Ramsey Homes for typical porch and railing types. Front Façade porches may be screened or partially shuttered. Columns are simply detailed and shall be in proportion to the height, span and scale of the house. Butt board or T&G board ceilings with or without exposed beams and trim are encouraged. Railings shall be traditional wood with closely spaced members and small openings. Top rails shall be shaped to shed water.

Roof and Accessories

Primary Roofs shall be wood shingles or shakes, architectural asphalt shingles, or standing seam metal "V" and "5-V" crimp metal (low profile, 1.25" maximum, standing seam pattern). Roof colors shall compliment the exterior home colors. Historically, colors of painted metal roofs were oxide red, silver, and green.



Vents stacks, roof vents, and other penetrations shall be painted to match the roof color and must be located away from the roof planes of the front elevation or other primary elevations which are visible from the public vantage.

Gutters, when used, shall be made of galvanized steel, copper, or painted aluminum. One should minimize splices and coordinate joints with the column and rafter rhythms.

Colors Palettes

Cypress Cove homes shall be painted muted, medium tones to blend in with the colors found along the lot borders and pond and marsh edges. The trim color may be monochromatic, tone on tone or a contrasting color. Stark white trim and windows are permitted. The accent color shall generally be chosen to complement and contrast with the main body while also harmonizing with the main body and trim colors.

Colors shall be selected from the list of Benjamin Moore Colors. Color sample cards may be viewed in the Sales Office. Cypress Cove reserves the right to retire colors or amend the palette at any time.

Mechanical Screens

Compressors, meters, storage tanks and miscellaneous equipment shall be grouped and screened to minimize the impact on neighbors and the community. Screens can be comprised of landscaping and wood that is compatibly detailed to harmonize with the exterior. Screens shall be supplemented with landscaping to create an additional visual and acoustical buffer. No window mounted heating or air conditioning units are allowed.

Exterior Lighting

Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards and to mark paths where necessary. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. The light source shall be shielded from view to the greatest extent possible. Bright spotlights flooding adjacent properties are prohibited.



Satellite Dishes and Antennas

Satellite dishes designed to receive broadcast and internet service should be hidden from the view from any community vantage as well as neighboring homesites. Any outside satellite dishes and antennas are subject to DRB approval.

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ARCHITECTURAL GUIDELINES

Garages and Outbuildings

Homeowners may choose from the catalogue of outbuildings and garages designed by Allison Ramsey Architects. These outbuildings were chosen because of their compatibility with the architectural style of the main house, but appear secondary in massing, scale, material and detail. Carports attached to carriage houses shall be screened on the open sides to reduce the impact of cars on neighbors and the community. Please note that no cooktop stoves are allowed in any accessory buildings or structures located within 5 feet of any property line.

It is strongly encouraged that homesites 23-32 and 5 and 18 are situated to allow for the construction of carriage houses accessible from the alley ways or roadway.



LANDSCAPE ELEMENTS

Plantings

Plantings

Homeowners shall plant around the home, terraces, outbuildings and formal parking areas shrubs, trees and groundcovers that are associated with traditional southern yards and coastal gardens. Small privacy trellises allowing for trailing vines may also be constructed in side yards in front of large windows. Sod is required in lawn areas. Irrigation for shrub beds and lawns is required. Conservation of water in the design of the irrigation system is encouraged.

A landscape and irrigation plan is required by the DRB.

Plant Types

The preferred plant type of Cypress Cove emphasizes the preservation and enhancement of indigenous North Carolina native plant species, as well as, traditional favorites (exotic species which have adapted to our climate and have been used on the island, historically, such as camellias, azaleas, jasmine, and others including annual plants).

In the frontyard façade plantings are encouraged around the foundation of the homes. The frontyard shall contain manicured lawns. The side and rear of the properties are less formal. A planting palette for the individual homesites shall be selected and reviewed so that it does not infringe on neighboring properties.

Please contact the Design Review Board for the 'Preferred Planting Palette' which lists plant materials that should do well in the community.



DESIGN REVIEW AND CONSTRUCTION

Cypress Cove Guidelines

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DESIGN REVIEW AND CONSTRUCTION

Introduction

Design Review

This section describes the procedure to achieve construction approval in Cypress Cove. The process has been refined to provide the property owners, builders, engineers, landscape architects and designers with an efficient method for the successful development of their property.

Terms used within this section include:

Applicant: Property owner seeking to build or modify his property

Declarant: Skyco Development Co, LLC or its assignee

Architectural Consultant: Cooter Ramsey, Phone: 843.986.0559

Reviewer: The Cypress Cove Design Review Board (DRB)

DRB Administrator: John M. Robbins III

Send all submissions to:

Attn: John M. Robbins III

Design Review Board Administrator

Pirates Cove

One Sailfish Drive

Manteo, NC 27954

Phone: 252.473.6800

Fax: 252.473.4200

Email: john@jmrobbins.com



DESIGN REVIEW AND CONSTRUCTION

Design Review Procedure

The Process

1. Select a home and carriage house, carport, or outbuilding from the catalogue of Cypress Cove Homes, retain a design team (landscape architect or designer, builder, and engineer).
2. Prior to any submission, an initial meeting must be held between the Owner and a member of the DRB. This meeting will seek to clarify the Cypress Cove design philosophy and design guidelines, the specific lot criteria and the review procedures in order to promote communication, reduce the time needed for approval and to maximize the potential to efficiently utilize the Owner's resources.



DESIGN REVIEW AND CONSTRUCTION

Design Review Procedure

REVIEW PROCEDURES

1. The applicant shall submit the selected home and other structure to the Administrator of the Architectural Design Review Board. Preliminary plans shall include, but are not limited to:
 - a. Design Review Application
 - b. Site plan at 1:20 minimum showing all grades, horizontal and vertical improvements with pertinent dimensions, setbacks, easements, parking, etcetera.
 - d. Non-refundable Application (Administration) fee made payable to Cypress Cove or its assign:

Architectural Review Fee \$150.00

Modifications to Existing Structures \$50.00

Additional Outbuilding Improvement \$50.00

APPLICATION REVIEW

1. As the plan progresses, the DRB will perform the initial and subsequent reviews and provide reports to the owner and the relevant professionals. The exchange between the builder, engineer, the Landscape Architect, and other designers will continue until the DRB certifies that the submission is complete and ready for the Design Review Board's consideration.
2. In order to provide a fair and efficient review of all submissions, all required materials for a final review must be received by the DRB Administrator one week (5 working days) prior to the scheduled DRB meeting.

FINAL REVIEW SUBMISSION



1. One set of construction documents that is dated, signed and sealed, identical to the plans reviewed by the DRB and also identical to the documents to be approved for construction by the Town of Manteo Building Department. At a minimum, a uniform set of dimensioned and noted drawings shall include:

- a. Title Sheet

1. Project Name, Location, and Lot Number
2. Professional consultant's identifications
3. Index of Drawings
4. Date

- b. A Certified Site Survey

- c. Dimensioned Site Plans: Scale in size appropriate to show detail but not less than 1" = 20' 0", indicating:

1. Access street(s) and walkway(s), drives and other exterior improvements, including material and color
2. Parking depicting the correct number of on property parking spaces for the size of the house
3. Grading plan
4. Fill plan, if any (indicating run-off and tree preservation method)
5. Utility services, water, power, telephone, cable, gas; show all existing service pedestals.
6. Location and identification of any special features
7. Mechanical equipment showing location and screening details
8. Location of contractor ID sign, outdoor toilet facility and dumpster also showing the size and color.

Details: Provide a sufficient number of details to show all exterior conditions at a large scale depicting:

1. Design features and other conditions requiring clarification
2. Doors and windows
3. Garage doors - manufacturer's specification sheet including model and color with all jamb, head and sill conditions



4. Chimney and chimney cap construction
5. Guardrails and handrails
6. Shutter dimensions and hardware specifications
7. Foundation screens and louvers

Exterior Colors: In addition to the completed color application submit:

1. An 8.5" X 11" page containing exterior color sample cards
2. A color sample of the window and/or door manufacturer's material.
3. Any paver, chimney or other exterior material samples

Landscape Plans: At the scale of site plan, showing:

1. Boundary: Indicate all perimeter property lines, setbacks, dedicated easements and the north arrow
2. Structures: Position all structures on the property and indicate the location of all windows, doors and permanent construction elements, which are proposed.
3. Perimeter Areas: Reflect all adjacent site conditions and surrounding roadways, lakes and pertinent features, which may affect the subject property
4. Hardscape: Indicate all proposed vehicular and pedestrian circulation treatments, miscellaneous amenity elements, garden features and permanent site furnishings, which may affect the use of the site
5. Utility elements: Show all air conditioner equipment locations, exposed utility meters, garbage areas, LP gas tank, pool equipment and any service or utility elements which may require landscape treatment or buffer screening
6. Grading: Indicate existing grades and all proposed grading revisions at one-foot (1') intervals
7. Existing Vegetation: Based upon a current tree survey, accurately identify and locate all existing vegetation with a caliper of four inches (4") or greater two feet (2') above grade, which is intended to be removed, remain or be relocated on the site
8. Proposed Vegetation: Provide a comprehensive landscape layout for all trees, shrubs, ground covers, vines etcetera proposed throughout the site



9. Street tree, hedge and/or post and rail locations.
10. Plant List: Identify all proposed vegetation with a plant list that reflects the scientific and accepted common name, height, spread, caliper, or size at time of installation as well as any necessary remarks which may be required to clearly portray the technical needs for design review, and/or final installation purposes
11. Address Identification: Location of the standard Cypress Cove post and numbered plaque

- Payment of the refundable Compliance Deposit (\$1,000).
- Payment of the non-refundable Construction Management Fee (\$100).



CONTRACTOR STANDARDS AND PERFORMANCE

1. Cypress Cove is a residential community conceived to harmonize with its environment and offer its residents a relaxing retreat. The Standards described in the Cypress Cove Community Association Documents should be understood and discussed with your builder. Strict compliance is expected. These standards are not meant to unduly impede the construction process but are intended to allow the process of construction and habitation to coexist.

Site Development Guidelines

A. Tree Protection

Trees are not to be removed from the site prior to inspection and written approval by the DRB and the homeowner.

1. Trees larger than 4 inches (4") in diameter, at 2 feet (2') above grade, may not be removed without prior approval by the DRB.

B. Noise

1. The use of loud radios is not allowed at the construction site. Contractors may be asked to curb use of radios altogether if the DRB receives a complaint.

C. Construction Traffic

1. No vehicle shall be parked on, or travel across, any other lot whether vacant, under construction or developed.
2. No vehicle shall be parked in undesignated areas in the right-of-way.

D. Toilet Facilities

1. Prior to commencing work, a portable toilet must be placed on the job site in a place that will least disturb other residencies and vegetation. Its location is subject to DRB approval. A site within the right of way or the edge of the road will not be approved.



E. Construction Site and Clean-up

1. All personnel working in the community are to keep the job site free of discarded materials such as lunch bags and odd material. Objects should be secured in dumpsters so that they may not inadvertently blow out.
2. All construction sites must be maintained in a neat and orderly fashion. Contractors are required to provide at least one trash container for each residence under construction. The containers should be emptied on a regular basis. The builder is responsible for trash that blows off the site and for retrieving it. No stockpiling or dumping on adjacent lots is allowed. Before delivery of the container, the contractor must get approval for its location from the DRB. No dumpster shall be located in the right of way or the sidewalks.

STAKEOUT

1. Concurrent with the final submission, the owner or contractor will provide a string stakeout of the lot lines and building lines for inspection by the Reviewer. All trees to be removed must be clearly indicated.

START of CONSTRUCTION

1. Upon receiving the DRB's intent to issue a Letter of Final Approval, the Contractor shall arrange a pre-clearing conference at the lot with the Administrator to review the stakeout along with clearing and construction procedures. Once the site conference is accomplished and all fees are paid, the Letter of Final Approval will be issued. The Owner and/or Contractor may then apply to The Town of Manteo's Building Department for a permit. Upon receipt of the permit, the Contractor may start construction. The Reviewer reserves the right to field inspect for compliance during any stage of the construction.



FINAL APPROVAL

1. Upon completion of construction and before applying for a Town of Manteo Certificate of Occupancy, submit the following to the DRB Administrator:
 - a. Final survey certificate sealed by the surveyor
 - b. Certificate of Construction Compliance Sealed by the Builder
 1. Upon inspection by the Reviewer that all improvements have been constructed in accordance with the plans approved by the DRB, the Reviewer will issue a Certificate of Process Completion. No residence within Cypress Cove may be occupied by any person until the Reviewer issues a Certificate of Process Completion. Upon issuance of this Certificate, the Reviewer will refund the Compliance Deposit.

Compliance with these architectural guidelines does not assure approval of any designs. These architectural guidelines are a mechanism for maintaining and enhancing the overall aesthetics of Cypress Cove; they do not create any duty to any person. Review and approval of any designs may be based on aesthetic considerations only. Skyco Development Co, LLC shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, for ensuring compliance with building codes and other governmental requirements, or for ensuring that every structure is of comparable quality, value, or size, of similar design, or aesthetically pleasing or otherwise acceptable to other owners of property in the Cypress Cove community. Skyco Development Co, LLC makes no warranty, express or implied that the information or guidelines contained herein are suitable for any particular use, and hereby disclaims any liability in connection with the use of this information.



Prepared by and return to:

Vandeventer Black LLP
P.O. Box 2
Kitty Hawk, NC 27949

NORTH CAROLINA

DARE COUNTY

STATEMENT OF EXPLANATION FOR
RE-RECORDING DECLARATION OF COVENANTS,
CONDITIONS AND RETRICITIONS

This Statement of Explanation is submitted pursuant to North Carolina General Statutes, Section 47-36.1 for the purpose of correcting that certain Declaration of Covenants, Conditions and Restrictions for Cypress Cove, executed by Cypress Cove, LLC a North Carolina limited liability company, as Declarant, dated October 2, 2006 and filed for record at 3:29 p.m. on October 12, 2006 in Book 1704, Page 214, Dare County Registry. The correction being made to add Exhibits B and C, which were accidentally omitted at the time of recordation. Page 24, Section 14.06 contained an incorrect reference which is also being corrected. Page 19, Section 9.02 contained an incorrect reference which is also being corrected. The change bears my initials and is re-recorded on the date set forth below.

I certify by my signature hereto that the original Declaration of Covenants, Conditions and Restrictions for Cypress Cove was prepared by my office.

This 25th day of October, 2006.

VANDEVENTER BLACK LLP

By


Daniel D. Khoury