

vs 4/12/2023
revised 7/10/2024

ARCHITECTURAL, DESIGN AND LANDSCAPE GUIDELINES
Declaration of Covenants, Conditions and Restrictions for Moss Landing Harbor Homes
recorded 8/22/2014, BOOK 1852, PAGES 581-627

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I GENERAL INFORMATION

PURPOSE: These guidelines are a resource for homeowners, and a guide for the Association Board of Directors and Architectural Control Committee when evaluating any request for exterior changes to the homes and landscaping within Moss Landing. These guidelines are intended to preserve the original design and character of the Moss Landing community, but allow for changes and new construction that is unique but compatible.

APPLICATIONS for Architectural, Design and Landscape are required for any Improvements which is defined as any man-made changes or additions to a lot. Applications are required regardless of any work completed by other homeowners whether approved or not.

Request are NOT required for any replacement or repair previously approved provided it does not change exterior colors, materials, designs, or appearances.

APPROVALS do not carry an expiration date. ANY BOARD APPROVAL IS SUBJECT TO ANY REQUIRED APPROVAL OF OR PERMIT FROM THE CITY OF WASHINGTON AND/OR THE HISTORIC COMMISSION. THE APPLICATION IS NOT DEEMED "FILED" UNTIL REVIEWED BY THE BOARD AND NO APPROVAL IS IMPLIED UNTIL SPECIFIC WRITTEN APPROVAL IS ISSUED BY THE BOARD.

This **SUMMARY** is based on the Declaration of Covenants, Conditions and Restrictions for Moss Landing Harbor Homes recorded 8/22/2014 and intended to be used as a quick reference. For additional information please contact the Association Board of Directors and or the Architectural Control Committee; particularly prior to starting work to prevent unnecessary cost if not approved.

II SUMMARY – ARCHITECTURAL, DESIGN AND LANDSCAPE GUIDELINES

IMPORTANT NOTE: The rear elevation (back) of your home should be considered the same as the front elevation. Both elevations are a straight-on view of the house showing entry doors, windows, porches.

ARCHITECTURAL, DESIGN GUIDELINES

APPLICATIONS REQUIRED FOR:

- Any exterior alterations, additions of your home, demolition, relocation; and or erection of a building on the property, including location, materials, size, and design of all buildings.
- Changes to or additions of gutters, mailbox, house numbers, signs, exterior illumination (lighting), antenna or satellite dishes.
- Changes to or additions of porches and entryways, decking, awnings, shutters, exterior stairs, roof, doors, windows, siding.
- Changes to any existing materials.
- Changes to any exterior colors for roof, walls, porches, stucco, foundation, windows, and doors.

LANDSCAPE GUIDELINES

APPLICATIONS REQUIRED FOR:

- Any site preparation on any lot, change of grade or slope of any lot.
- Changes or additions of any parking areas, driveways, sidewalks; pavers, concrete pads.
- Any erection, changes or additions of fences, hedges, walls, and other structures. See ADDENDUM dated 7/10/2024 for additional guidelines of fences and walls.
- Any changes to landscaping including cutting of trees, planting of trees, new plant beds and materials used to mulch.
- Adding irrigation systems, any apparatus, and systems such as HVAC and generator platforms.
- Adding ponds, swimming pools, hot tubs jacuzzi.
- Sports or play apparatus such as tennis court, basketball goal, skate board ramps, tree house, swing sets.
- Statues, yard art, signs, or flags (except for the American Flag).
- Pet runs, lines, enclosures, invisible fences, poles, light poles, flag poles.

NEW CONSTRUCTION

- Plans submitted to and approved by the Declarant.

III PROCEDURE AND FORM APPLICATION

- 1) The Architectural, Design and Landscape Guidelines and the Architectural Review Request FORM can be found on the Association Web Site.
- 2) Complete the application, provide a sketch/ design, include details of materials and samples if possible.
- 3) Submit the completed application to the Association Board of Directors by using the Association Web Site, or email to the Board President.
- 4) The Architectural Control Committee should respond within 45 days of receipt of the request.
- 5) The homeowner is then required to obtain any additional approvals required by the City of Washington or Historic Preservation Commission. The contact for Historic Preservation Commission is:

Domini Cunningham, Historic Preservation Planner

Planning Office - City of Washington

252-946-0897

dcunningham@washingtontnc.gov

**ADDENDUM
TO
ARCHITECTURAL, DESIGN AND LANDSCAPE GUIDELINES
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FENCES and WALLS:

Fences define property lines and are considered a landscape feature. Walls are used to retain landscaping, screen service areas, refuse receptacles.

When homeowners install any fence or wall affecting adjacent property in anyway, homeowner should discuss and obtain in writing an agreement with the affecting neighbor.

All fencing and walls must adhere to the City of Washington code of ordinances, easements and set back requirements and the Historic District Guidelines.

Restrictions and Guidelines:

- Any fencing/ walls is subject to site line, set-back and easement requirements. No fencing, hedgerows, shrub plantings, walls, or any structures can be placed in such a manner as to obstruct vision of public/ private streets, views and vistas of the water, or block access to windows or doors, or prevent maintenance access of homes.
- Fences erected adjacent or horizontal to a main street or a side street should be of an open design, and are subject to site-line requirements. Nothing shall be erected, placed, planted, grown, or constructed to exceed a height of twenty-four (24) inches above the street. This especially affects but is not limited to all homes where the back/ rear is considered the front of your home, specifically, homes located on Water Street and South Academy Street where the back/rear of your home abuts to Moss Way.
- No fence shall block access to windows or doors, or prevent maintenance access of homes. Fences shall be located at least two (2) feet from building walls except when fences project from a building wall.
- Fence construction shall not alter or impede the natural flow of water in any stream, creek, drainage swell, or ditch.
- Aluminum, iron, and equivalent materials are appropriate fencing materials. Some wood, landscape hedges, stone and masonry may be considered for screening walls. Welded wire, vinyl, chain link, split rail, basket weave, lattice and shadowbox fences are not allowed.
- The use of plant screenings or hedgerows as an alternative to fences and walls is acceptable but shall comply with the height and location standards of the fence or wall standards. No tree shall be permitted within the sight line triangle unless the foliage line is at an appropriate height to prevent obstruction of sight lines.

Fence or Wall Request Application:

The applicant requesting permission to erect a fence or wall shall give notice to adjacent homeowners and submit to the HOA BOARD:

- a Moss Landing Architectural Review Request (revised 4/12/23, 7/10/24); and
- in the case of a property line fence or wall, each adjacent homeowner is required to sign and date their consent on the submitted review request form.