



February 10, 2008
Updated 2015

HENSON FARMS HOMEOWNERS ASSOCIATION BUILDER PACK

APPLICATION

APPLICATION TO SUBMIT A NEW CONSTRUCTION PLAN TO THE HENSON FARMS ARCHITECTURAL REVIEW COMMITTEE (ARC), page 2

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FOR MORE INFORMATION OR TO SUBMIT AN APPLICATION, PLEASE CONTACT A MEMBER OF THE ARCHITECTURAL REVIEW COMMITTEE:

ACCESS THE HOA WEBSITE FOR AN UPDATE ON
ARC MEMBERS

ALL ARC MEMBERS arc@hensonfarms.us

*Check Henson Farms HOA website for additional members of the ARC.

SUPPLIER LIST FOR MANDATORY STYLE / COLOR CHARTS:

List of Required Suppliers	Supplier / Contact Information	Style and Color
Mailbox	Carolina Mailboxes (877) 845-0850	Reference Henson Farms Requirements
Headwall Stone and Color	Fireside (336) 274-1663	Reference Henson Farms Requirements
Fence Style and Color	Fence Builders, Inc. (336) 272-2000	Reference Henson Farms Requirements

HENSON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE SUBMISSION FORM

- Modification to Existing Structure / Lot / Approved Plan
- Final Submission for New Building Plan / Lot
- Landscape Plan (Existing or New Construction)

Date:

Lot Number:

Henson Farms Lot Address:

Summerfield, North Carolina 27358

Contact Information for Builder / Owner

Telephone:		Mobile:
Email:		

This home is being built as a:

- Spec home
- Contract home / ATTACHED TO EXISTING

Anticipated Price of Land including the cost of excavation and site preparation	\$
Anticipated Landscape Budget*	\$
Anticipated Cost of Construction	\$
Total Cost / Expected List Price	\$

* New homes in Henson Farms require extensive landscaping that is complementary and consistent with other homes in the neighborhood. All new homes require the front yard to be sod, irrigation / sprinkler systems to be installed in the front and side yards, and planting materials indigenous to North Carolina. Please note, professional landscape plans submitted by New Garden and Treeline are preferred since they are familiar with the rules and regulations of Henson Farms (size and appearance). All irrigation systems require a rain gauge.

Anticipated Start Date:

Expected Completion Date:

Have you built this home before? Yes, where _____ No

Square Footage Calculation / Chart

First Floor	SQ FT.
Second Floor	SQ FT.
TOTAL SQUARE FOOTAGE Calculated toward minimum square footage (min. 3,800 square feet heated space on 1 st and 2 nd floors; basement, garage, screened porches and decks are not included in sq. ft.)	SQ FT.
Basement (Finished/Unfinished)	SQ FT.
Garage	SQ FT.
Screened Porch	SQ FT.
Deck / Patio	SQ FT.

PLEASE SUBMIT A FULL SET OF FULL-SIZE BUILDING PLANS FOR APPROVAL. PLANS MUST INCLUDE:

- Foundation Plan Elevations Floor Plans
- Exterior Drawings from all four sides with materials listed
- Site Plan with setbacks, required headwalls, gas lantern, and mailbox marked
- Landscape Plan required prior to construction project under roof.

Exterior Materials

Henson Farms is proud of its tradition of beautiful and unique homes. As a result, only custom-built homes will be approved. Tract housing and duplicate homes with similar exteriors are discouraged.

Most homes are entirely brick. Depending on the home style and lot location, stucco, hardiplank/cedar siding, and stone may be used as an aesthetic accent. Vinyl siding, trim and windows are unacceptable. Any application with vinyl will be denied.

Samples of brick, roofing material, trim, details on the windows, and any other exterior materials are required prior to the final approval. Please make sure to submit exterior paint samples at the same time.

Ceiling heights are expected to be a minimum of 9 feet on the first floor and, depending on the style of the home, 9 feet on the second floor is preferred. Given the height of the rooms, please be sure to increase the height of windows and doors.

Material	Manufacturer / Material	Color/Style	Sample Submitted
Exterior Materials on Home			
Brick			<input type="checkbox"/>
Stone			<input type="checkbox"/>
Hardiplank/Cedar			<input type="checkbox"/>
Stucco			<input type="checkbox"/>
Roof		Architectural shingles required. No metal roofs except copper permitted. Exposed flashing / valleys must be copper.	<input type="checkbox"/>
Windows, Doors and Other			
Windows		Must be wood or aluminum clad	<input type="checkbox"/> Photo
Front Door(s)		Must be wood	<input type="checkbox"/> Photo
Garage Doors		2 car required / 3 car expected	
Exterior Doors			
Shutters			<input type="checkbox"/> Photo
Gutters			
Trim			<input type="checkbox"/> Photo
Railing(s)		Wrought iron railings required	<input type="checkbox"/> Photo
Landscape / Driveway Materials			
Driveway		Concrete, bricks or pavers. Stamped concrete is not permitted	<input type="checkbox"/> Pavers / Bricks
Retaining Walls		Wood is not permitted	<input type="checkbox"/>
Deck / Patio		Depending on location and lot, wood decks and concrete patios may be denied	<input type="checkbox"/>
Walkways		Bricks or Pavers	<input type="checkbox"/>

Note, if you plan to install a **fence**, only one style is approved. Please keep in mind that you are required to get approval from the ARC before installing.

Plans must be approved by the Henson Farms Architectural Review Committee prior to clearing and/or construction on a Lot. There are a number of fines that will be levied against a builder / lot owner for failing to comply with the rules and regulations.

I hereby state that the information I presented above is accurate to the best of my knowledge. I also agree that I will fully comply with the rules and regulations set forth by the Henson Farms Homeowners Association. I fully understand that I may be required to furnish additional information, from time-to-time, to members of the ARC and the Henson Farms Board.

_____ Date: _____
SIGNATURE OF BUILDER / LOT OWNER

Three ARC committee member signatures required for final approval.

Approved by:

_____ Date: _____

_____ Date: _____

_____ Date: _____

FOR HENSON FARMS ARC OFFICIAL USE ONLY

**PRIMARY ARC COMMITTEE MEMBER
RESPONSIBLE / ASSIGNED TO THIS
PROJECT:**

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SUPPLEMENTAL INFORMATION

ARTICLE V

ARCHITECTURAL REVIEW

THIS INFORMATION PROVIDES AN OVERVIEW OF ARTICLE V AND IS NOT COMPLETE. FOR A COMPLETE VERSION, PLEASE SEE THE COVENANTS AND REGULATIONS PROVIDED BY YOUR BROKER.

No dwelling unit, garage, outbuilding, fence, wall or other structure shall be commenced erected or maintain upon any Lot nor shall any exterior addition, change, alteration, or any improvement thereon be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same have been submitted to and approved in writing by the Architectural Review Committee.

1. The Board of Directors shall establish an Architectural Review Committee (herein referred to as the ARC) consisting of five (5) persons, all of whom shall be appointed by the Board of Directors at its discretion. Nothing shall preclude any of the members of the Board of Directors from serving on the ARC.

2. The ARC shall meet from time to time, as necessary to perform its duties hereunder. The vote or written consent of a majority of the members of the ARC, at a meeting or otherwise, shall constitute the act of the ARC. The ARC shall keep and maintain a written record of all actions taken by it at such meetings or otherwise.

3. In making a determination as to the acceptability of any application for new buildings, proposed improvements, alterations, changes or additions, the ARC's principal criterion shall be the maintenance of harmony and compatibility of workmanship with existing structures. Consistent with such criterion, the ARC shall promulgate from time to time design and development guidelines. Any new guidelines or change in guidelines shall be subject to the approval of the Board of Directors as a condition of the effectiveness. The ARC may refuse approval of plans, location, exterior color or finish or specifications for any reason, including purely aesthetic reasons.

4. The ARC shall have the right to request additional information, plans, and materials from the applicant.

5. The ARC shall have the duty to inspect completed structures, landscaping, alterations, additions, changes and improvements which it has approved to insure compliance with such approval.

6. The Board of Directors may assess an architectural fee for review of plans and specifications in its discretion and on a non-discriminating basis.

7. In the event the ARC fails to approve, with or without conditions, the application within 30 days after all the plans and specifications, including all additional information, plans and materials which have been requested by the ARC have been submitted, approval will be deemed to have been denied.

8. The Board of Directors shall have the authority and standing on behalf of the Association to enforce decisions of the ARC.

(a) As of June 1, 2005, the following penalties are in effect:

(b) On new homes, failure to get ARC approval of plans before footings are poured- Five Thousand 00/100 Dollars (\$5,000.00).

(c) On new structures failure to get approval of landscaping plan before the structure is under roof- Five Hundred 00/100 Dollars (\$500.00).

(d) Failure to get approval for alterations, additions, and exterior improvements (such as fences) as set out in ARC restrictions- Fifty 00/100 Dollars (\$50.00).

9. Failure of a builders or owner to comply with any provisions of the By-Laws, any rules and regulations, or decisions of the ARC shall entitle the Community Association to the remedies provided in this Declaration and also to the following relief, none of which shall be exclusive of any other remedies:

(a) Failure to comply with the terms of this Declaration, the By-Laws, any rules and regulations adopted pursuant thereto or guidelines and decisions of the ARC, as they may be amended from time to time, shall entitle the Community Association to sue for the recovery of damages or injunctive relief, or both. This relief shall not be exclusive of other remedies provided by law.

(b) The failure of the Board of Directors to enforce any covenant, restrictions or other provisions of this Declaration, By-Laws, or any rules and regulations adopted pursuant thereto shall not constitute a waiver of the right to do so thereafter.

Section 11. **Mailboxes.** All mailboxes shall conform to the design and style used by all other owners. No mailbox shall be installed without prior written approval of the Architectural Review Committee.

Section 13. **Waiver of Violations.** Any violations of these Use Restrictions may be, waived in whole or in part at any time by recorded written document executed by the Board of Directors after recommendation by the Architectural Review Committee.

Section15. **Drive/Walk Gas Lamp.** The Builder of each residence must erect and complete in working order, satisfactory to the natural gas provider and the Architectural Review Committee. (which placement of the Lamp shall be shown on the site plans submitted). Such Gas Lamp must conform with the design and appearances specifications of the Architectural Review Committee and at all times after installation must be maintained in good working order by the owner of the Lot.

Section 17. **Window Air Conditioning.** No window air conditioning units may be installed on any structures.

Section 18. **Play Equipment.** All Play equipment permitted on the exterior of the residence shall be constructed of all natural wood or located at the rear of the property and be buffered to shield the equipment from view from any street.

Section 19. **Doghouses.** No doghouses, dog runs, or dog pens other than invisible fence shall be permitted on any Lot.

ARTICLE VII USE RESTRICTIONS

THIS INFORMATION PROVIDES AN OVERVIEW OF ARTICLE VII AND IS NOT COMPLETE. FOR A COMPLETE VERSION, PLEASE SEE THE COVENANTS AND REGULATIONS PROVIDED BY YOUR BROKER.

Section 1. **Type of Structure.** No Lot shall be used except for single-family residential purposes. No residence shall be used as a rehabilitation home, half way house or other group home. No structure shall be erected or allowed to remain on any Lot except one detached single-family dwelling not exceeding two stories and an attic in height, one storage type outbuilding architecturally consistent with and of equal quality, design and construction as the dwelling house and a garage for not less than two cars. All garages shall be designed and constructed facing a side lot line. No roof shall be permitted without a minimum pitch of 8/12 except with the written consent of the Board or Committee. Architectural 30 year dimensional shingles are the preferred roofing materials, all others must be approved by the Board or Committee prior to installation. Skylights are not permitted in any manner which are visible from any public road. Decks are considered a part of the structure and must be approved as well. All areas under decks must be screened or otherwise shielded from public view.

Section 2. **Set Backs.** No structure shall be located upon any Lot nearer to the front lot line than the front building set-back line indicated on the recorded subdivision plat of the phase showing said lot or in the absence of any such line, nearer than 50 feet from the right-of-way of the street on which such lot fronts; provided, however, that the front building set-back line shall not apply to steps or stoops in any event or to unenclosed porches which do not project more than five feet beyond the front exterior of the main structure. No structure shall be located nearer than 30 feet to any side lot line along a street, nor shall any part of any structure be located within 30 feet of any interior lot line.

Section 3. **Dwelling Size Requirements.** No dwelling shall be erected or allowed to remain on any Lot except with the written consent of Declarant, if the total heated floor area of the main structure, exclusive of basement area and one story open porches and garages, is less than 3,300 square feet. **PLEASE NOTE: THE HENSON FARMS BOARD OF DIRECTORS HAS APPROVED A MINIMUM 3,800 SQUARE FEET ON ALL NEW HOMES SUBMITTED AS OF FEBRUARY 3, 2008.**