

Notting Hill

New Home Information Pack for Builders

Thank you for choosing to build your home within the Notting Hill community.

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Document created by the Notting Hill Architectural Committee.

Published and effective date 03/25/13. Amended 04/25/13 to include mailbox specifications.

Notting Hill

Builder Responsibilities

The Notting Hill Homeowners Association (HOA) welcomes and wishes to work closely with each builder of a new home in our community.

New owners become members of the HOA upon purchase of their home, as such we bring to your attention the Articles of Incorporation, By-laws and Declaration of Covenants that govern the community.

We ask that you respect the fact that current owners are living in close proximity to your employees and sub-contractors while you are building. The HOA has therefore produced guidelines that we trust will be respected during this time.

General

- When lots are cleared, builder agrees to maintain all erosion control measures until the lot is stabilized.
- Builder is to stabilize (straw and seed) all disturbed areas on each lot from the road edge to the back of the lot.
- Builder is to make every effort to prevent sediment from leaving individual lot sites.
- Keep the street clean of mud and dirt by regular cleaning.
- No burning of trash or wood on work site.
- Police trash on job site and surrounding areas.
- Cleaning of construction debris/excessive dust from neighboring homes.
- Builder will be responsible for any damages done to road surfaces, common areas, and utilities due to their activities within the community.

Safety

- Restrict speed going to and from the site.
- Keep vehicles off the street as much as possible.
- Keep access to the street and personal driveways open at all times.
- Ensure that all machinery left on site unattended is safely shut down.
- Ensure that items left on site unattended are secured or locked.

Hours

It is recognized that builders have deadlines and budgets that must be achieved. However residents have the right to relaxation and avoidance of nuisance while at home. The HOA therefore asks builders to restrict working hours to:

- Weekdays: 7:30am—6:00pm
- Saturday & Sundays: 9:00am—3:00pm
- Sundays: no noisy activity at all

We welcome builders and new owners to join with the HOA in the development and maintenance of the neighborhood and to advise current residents of any issues or plans that may impact the harmony of this unique development. Our and your interests are the same.

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New Home Architectural Guidelines

New homes at Notting Hill are to be built "in keeping with the neighborhood". This is defined as:

- Homes must be constructed of 70% brick or stone. The color of the brick/stone and the siding must be approved by the ARC. Vinyl siding is prohibited. Approved colors are in the neutral family, i.e. beige, brown, cream, grey etc. All colors and materials to be approved by the ARC prior to construction.
- Minimum of 2,800 square feet of heated floor area.
- Gray, black or brown tones for roof shingles
- Neutral/beige/white mortar
- Homes should be constructed with side facing garages where possible.
- Driveways are to be poured concrete or otherwise approved material by the ARC.
- Driveway headwalls are to be built to remain consistent with the existing homes.
- Headwalls over drain to be made of brick to match the home.
- Traditional design architecture that is keeping with existing homes or the original development design concept must be used.
- Shutters and other architectural details to conform with existing homes.
- Metal mailboxes to match existing homes.
- Although the homes within Notting Hill must conform to these guidelines, no two homes are to be too similar in aesthetics. The determination of this is in the sole discretion of the ARC.
- Landscaping plans must be submitted 3 months after start date of home, approved by the ARC within 30 days. All plantings must be done 30 days after closing unless another date is approved by the ARC.
- Minimum Landscaping Requirements
 - Foundational shrubs/trees on front and sides of house. (30" minimum shrub)
 - Minimum two shade trees (2" caliber min.) and one flowering tree.
 - Irrigation front yard (minimum)
 - Must hide all electrical controls/panels with rock cover or shrubs.
 - No shrubs over 30" between drainpipe and road. (this is for safety purposes when pulling out onto road).

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New Home Specification Form Instructions

Each new home must receive approval from the Notting Hill Architectural Committee prior to building.

The Notting Hill Architectural Committee (ARC) are appointed by the Board of Directors. The ARC has the right to approve or deny a request.

The ARC will conclude its formal review and convey its decision to the Management Company, whom in turn will advise the owner, all within 60 days of receipt of a complete application. Sixty (60 days) is the amount of time legally permitted within the Covenants of the Association, most requests are processed within a shorter period of time.

By completing and signing the New Home Specification Form you are confirming as correct all information provided and to abide by the Builder Responsibilities.

Please ensure that floor plans are submitted with the request form together with a site plan showing the setbacks, driveway/exterior structure locations etc.

Emailed plans are accepted however it may be necessary for the ARC to require hard copy full size plans in order to reach a decision. Materials such as shingles, siding and paint colors may also be required by the ARC in order to reach a decision.

Request Forms should be mailed, faxed or emailed with the necessary supporting documentation to:

Deidre Clack, CMCA
4125-G Walker Avenue
Greensboro, NC 27407

Tel: 336-272-0641 Ext 3114
Fax: 336-378-5975
Email: deidre@slatterinc.com
Web: www.slatterinc.com

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New Home Specification Form

Lot No: _____ Physical Address: _____

List Price: \$ _____ Builder: _____

Buyer: _____ (if applicable)

House Plans - Please attach floor plans and all elevations

Bedrooms: _____ Bathrooms: _____

Heated Square Feet:

Downstairs: _____ Upstairs: _____ Total: _____

Roof Pitches: _____

Exterior Specifications -Please attach site plans

Materials *	Manufacturer	Name/Color
Brick/Stucco/Stone Combo <i>Must be at least 70% brick or stone</i>		
Shingles		
Siding		
Trim		
Shutters		
Doors		

* Physical materials may be requested by the ARC in order to determine approval.

Form Completed by: _____ Date: _____

(I agree to the requirements listed under Builder Responsibilities)

For Office Use Only:

Approved by:

Notting Hill

Approved Mailbox for Notting Hill

Only the mailbox detailed below may be installed within Notting Hill.

The mailbox is purchased through:

Supplier: Carolina Mailboxes

Mailbox Information: Canterfield #21 (\$250, entire set)

Mailbox #2 (\$30, if ordered separately)

Vinyl Numbers, 3" Gold (\$12.87, if ordered separately)*

*House number to be placed on side of mailbox, not on newspaper holder.

Tel: 1-877-845-0850

Web: www.carolinamailboxes.com

Canterfield Mailbox #21



Canterfield Mailbox

Details

Price: **\$ 250.00**

Options

Quantity

Add to cart [GO](#)