

EXHIBIT A - Recommended Materials and Design Details

SUTTON KNOB DESIGN GUIDELINES

August 22, 2020

PURPOSE

This document provides recommended materials and design details for improvements to lots in Sutton Knob, including the initial construction of dwellings and other buildings as well as modifications, alterations and additions to existing lots and structures. This document is not intended to be all-inclusive but should be used as a supplement to the Design Guidelines and the Declaration. It is intended to provide owners a sense of the type of materials and details that will enhance and not distract from the harmony and complementary nature of the community and surrounding structures and lots.

All planned construction, modifications and improvements to lots and buildings must be submitted to the Architectural Committee (AC) per the Sutton Knob Covenants prior to commencement of any construction, modification or improvement. Exceptions to these guidelines may be made with approval of the AC.

EXTERIOR

Color:

All materials and colors are subject to approval by the AC.

Materials:

Recommended exterior wall materials include:

- Wood:
 - Shingle/Shakes
 - Cedar
 - Horizontal lap
 - Board and batten
 - V-groove tongue and groove
 - Bark Shingles, 18" exposure
 - Feather-edge siding
- Stone & stone veneer
- Cultured stone or exterior tile approved on a case by case basis
- Cement board
- Fiber cement engineered wood products and other composites that are similar in appearance and quality to their natural counterparts.
- Stucco in limited locations

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The following materials are not acceptable for siding

- Vinyl
- Plywood
- Fiberboard
- Plastic
- Metal

Recommended Additional Element materials include:

Trim:

- Cedar or fir
- James Hardie board
- Composites

Trim colors should complement the surrounding siding.

Shutters (if installed):

Operable shutters are strongly encouraged. Stationary shutters are permitted, provided they fit the window size exactly. Shutters may be painted.

Foundation

Foundations should be planned and built to discourage broad, unbroken sections, especially those visible from the roads or adjoining properties. Applicants and their design team are encouraged to use the location and site of the house (finished floor elevations relative to adjacent finished grade), changes in materials, recesses in the foundation walls, site walls, landscaping and earth berms, and other creative strategies to reduce the visual extent and impact of foundation walls.

- Foundations must be finished with stone or stucco. Stone or Stucco on poured or concrete block retaining walls are acceptable foundation finish materials.
- Unfinished poured concrete or concrete block are not acceptable.
- Color and texture of stone or stucco should be submitted for review and approval.

Roofs, Cornices & Roof/Wall Junctures

Roofs:

- Flat roofs are discouraged (except for terraces)
- Gabled roofs are encouraged.

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- Wide overhangs are encouraged (30" or more)
- Exposed roof rafters and brackets are encouraged
- Acceptable roofing materials include slate, cedar shingles or shakes, 40-year architectural asphalt shingles, dark composite tile and painted metal.
- Roof color should be dark in color and must be approved by AC.
- All flashing should be copper or pre-finished aluminum
- All roof accessories, vent stacks, solar panels and roof vents should be located away from the side of the structure facing the street and painted to complement the roof color (wood shingle roofs shall have flat black roof accessories).
- Roofs should be simple in form
- All gabled roofs should have a slope of no less than 8:12, and no more than 12:12. Exception: Porches and sheds may have a minimum slope of 6:12, provided they maintain the overall character of the house
- Shed roofs are permitted over small porches

Cornices and Roof Wall Junctures:

- Exposed rafter tails are encouraged
- Trellises and gazebos are encouraged, provided the design and materials reflect the style of the home.

Windows, Dormers & Doors

Windows and Dormers:

- Windows are to be wood, wood clad or clad exterior sashes; windows with clad trim are not acceptable. Fiberglass, Mirtec or composite windows may be acceptable provided they are similar in appearance to wood and/or visually integrated with the existing dwelling through the consistent and complementary use of texture, detail and color. A sample window casing may be requested by the AC for approval.
- Window glass should be clear with no color (no stained glass).
- Dormers are encouraged; however, they must be traditionally scaled and detailed. The overhangs for dormers should not exceed 6".
- Windows can be double hung, casement, or awning.
- Window style, shape, size and proportion should complement the style, design, scale and flow of the dwelling.
- Extravagant casings around windows or dormers will generally not be acceptable
- All window trim should be simple and appropriate to the dwelling's style and design.

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Doors and Entryways:

- Doors should be scaled appropriately and be proportionate to the size and style of the dwelling
- Hardware should be appropriate to the size and style of the door. Acceptable finishes include black iron, bronze, or other natural finish metals.
- Bright, reflected or unprotected brass hardware is not acceptable.
- Sliding glass doors are acceptable provided their appearance, material and color is in harmony with the design elements of the dwelling and they are positioned to be minimally viewed from the street.
- Screen doors should complement the existing door in style, shape, design, material and size.

Chimneys

- Chimneys must be made of suitable materials and be proportionate in size and style of the dwelling. The form of the chimney top is also important, including the choice of a chimney pot or cap which suits the style of the house.
- Chimney tops should be simple in form, void of accessories; clay chimney pots are acceptable.
- Stone and painted brick are acceptable materials for chimneys
- Chimneys may be tapered, straight, or corbelled

Porch, Columns & Railings

- Columns should be complementary in size, shape and style to the dwelling; they should generally not be oversized, fluted, aluminum, or overly ornate.
- Columns may be logs with bark, provided the height and diameter fit the scale of the dwelling.
- Columns may be rough hewn
- Other than logs, columns should be clad in wood or composites (with wood appearance), and/or stone veneer
- Columns may be grouped in twos and threes.
- Columns may be tapered or straight
- Low piers with square columns are encouraged
- Porch supports should be simple, proportional and sized to not detract from the style and design of the porch and dwelling.
- Railings should be simple and complementary in size, shape and style to the porch and dwelling. Understated designs and features are preferred.

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- Preferred material for railings is wood. (Laurel branches are appropriate for rail construction. Simple, non-ornate steel, cable or metal pickets are acceptable railing materials.
- Railing colors should be dark and complement the style and color of the deck and dwelling. A sample of railing materials may be request by the AC for approval.

Landscaping, Fences and Retaining Walls

- Landscaping and fences are an important aspect of anchoring a home on a mountain site and integrating it with its Blue Ridge surroundings. Used correctly, landscaping and fences will preserve the subtlety of the Community.
- Stained wood, split rail, brick, or stone are acceptable fence materials. Retaining walls greater than 4' tall are required to be professionally engineered and meet the specifications of the NC Residential Building Code and the Transylvania County Building, Permitting and Enforcement Department. Engineered design for retaining walls should be included on final design plans.
- Fences should be simple in design, and compatible with the home's design. No lattice will be permitted. Fences may occur on property lines.
- Fences in the front yard should not exceed 3 feet in height while side and rear fences should not exceed 6 feet with only the bottom 4 feet being sight-proof. Trellises should not exceed 8 feet in height.
- Entry from the road should be understated. No tall piers, or ornate lampposts will be permitted. Yard art which is visible from the street discouraged, and a homeowner may be asked to remove it if it is found to contrast with the harmony and natural appearance of Sutton Knob as a whole.

AC Chairperson

Member AC

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