



**Anchors Landing
Granite Falls, North Carolina 28630**

Anchors Landing Covenants, Conditions & Restrictions Pertaining to the Architectural Review Committee (ARC) Defined

By purchasing property in Anchors Landing, owners agreed to abide by the Covenants, Conditions & Restrictions (CC&Rs). These CC&Rs provide the guidelines to maintain the appearance of our neighborhood and to protect our property values.

The CC&Rs can be accessed at the Caldwell County NC website <http://www.caldwellcountync.org/>. Go to "Services," then "Register of Deeds." Enter the words "anchors landing" when searching. The CC&Rs may also be downloaded by registered lot owners from the Anchors Landing website (<http://anchorslandinghoa.org/>). Please note that recordings of the "Declaration of Restrictive Covenants" in different "Books" and "Pages" resulted as new phases were added to the subdivision but the CC&Rs are the same for all phases.

The CC&Rs establish an *Architectural Review Committee* (ARC) to not only review and approve all of the proposed building plans but also to address complaints about possible construction and other violations which are brought to the ARC's attention.

Because the Architectural Review Committee (ARC) has encountered some misunderstandings by home owners making modifications and by persons preparing to build in the Anchors Landing (AL) development, we are providing a summary of some of the more frequently asked questions relating to construction. For more detailed explanations of these requirements, consult the *General Use Restrictions* in the CC&Rs.

These are some of the requirements in the CC&Rs we wish to highlight:

- ❖ New construction or exterior additions, improvements, outbuildings and/or initial landscaping MUST be submitted to the ARC for approval prior to work being done. Above-ground swimming pools are NOT permitted. (Book 1239 Page 102, #7 and Book 1239, Page 114, ¶C,D)
- ❖ Removal of any trees greater than six (6") inches in diameter MUST be submitted to the ARC for approval. (Book 1239, Page 114, #c and Book 1239, Page 104 ¶21)
- ❖ Parking:
 - Unless located within an enclosed garage NO boat and/or boat trailer greater than 28 feet in length, travel trailer, motor home, and/or utility trailer may be kept, maintained or located on ANY lot unless prior approval by the ARC is given, i.e. visiting friends for a limited time in a travel trailer, etc.

- Boats and/or boat trailers LESS THAN 28 feet in length must be stored behind the building setback line (front 50 feet, rear 35', side 15' per North Carolina Building Code).
- Vehicles that are unregistered, under repair, or unrepairable MUST be garaged. (Book 1239, Page 104 #19)

❖ Signs:

- During home construction or modification to a homeowner's property, only one sign is permitted to advertise a company doing the work, e.g. the builder, roofer, dry wall, fence co., etc., but the sign must be removed when the job is completed. "For Sale" signs are NOT permitted. There is a box located at the front gate provided to store "For Sale" information.
 - Construction/Contractor signs may be displayed while work is in progress but MUST be removed when the project is complete, i.e. landscaping, house painting, etc. (Book 1239, Page 104 #20)
- ❖ All fencing MUST be submitted to the ARC prior to installation for approval. NO stockade or chain link fences will be approved. Examples of possible fencing are split rail and wrought iron. (Book 1239, Page 102 #7)
- ❖ Eyesore/Unattractive appearance (Book 1239, Page 103 #14, #15 and Book, Page 110 ¶B):
- Trash cans must be kept out of view
 - Junk cars must be garaged
 - Propane tanks must be screened from view
 - Piles of yard waste must be removed in a timely manner
- ❖ Dogs MUST be leashed when off homeowners' property. Pet waste should be picked up on streets and walking trails within Anchors Landing. (Book 1239, Page 103 #14)
- ❖ Feeding geese is strictly prohibited. (Book 1311, Page 1261 #37)
- ❖ For the convenience of lot owners, there is an on-site free, locked storage facility for boats, trailers, etc. To make arrangements to store boats, trailers, etc., please contact the Facilities Committee.
- ❖ No piers may be added on the inland lakes. No swimming is permitted on the inland lakes. (Book 1311, Page 1261 #40)