

CACAPON SOUTH
ARCHITECTURAL GUIDELINES For
New Construction AND Existing
Homes

01/27/2022

The following guidelines (*updated and amended from time to time*) have been developed by the Cacapon South Architectural Review Committee (ARC) and adopted by the Cacapon South POA Board of Directors this 27th day of January, 2022, and will be applicable to all homes constructed both prior to and subsequent to the date of any amendments. As stated in the Covenants Conditions and Restrictions, (Article V, Architectural Committee), these guidelines are implemented and enforced to maintain the aesthetic integrity of the community as well as to preserve the value of homes and home sites.

Aesthetic considerations are critical in the design of each dwelling in order to maintain the high standards that have been established in our community. **Architectural style, materials and colors are important considerations of the ARC as they review plans.** Other factors of equal importance are the location of houses on the homes sites and the affect they will have on neighboring homes and the community in general.

NEW CONSTRUCTION GUIDELINES

PRIOR TO THE START OF CONSTRUCTION THE FOLLOWING MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE (ARC) FOR ITS APPROVAL:

HOUSE and SITE PLANS:

- Copies of house plans showing floor plans, decks, porches, entrance steps, sheds, garages, etc.

- Site plan drawing to scale showing the proposed house location, building restriction lines and building setback lines, distances from property lines, proposed driveway, culvert locations, and size/location of parking area(s) No part of any building erected on any lot shall be closer than twenty (20) feet to any lot line or closer than one hundred (100) feet from the center line of any existing or proposed road **unless otherwise approved by the ARC.** (ARTICLE VII, RESTRICTIONS, #3. Setbacks)
- Driveways, **unless approved by the ARC,** must install culverts of sufficient size (and not less than fifteen (15) inches in diameter by the Owner at their expense to provide for adequate drainage. (ARTICLE VII, RESTRICTIONS, #6, Driveways)
- Both the original (undisturbed) grade levels and finished grade levels must be shown at all corners of the proposed house. Steep slopes created by grading must be stabilized to avoid erosion and the method of such stabilization must be indicated. Any new drainage patterns must be shown.
- The type of ground cover including existing trees, proposed trees and foundation planting must be shown. Site work must be in compliance with West Virginia’s Department of Environmental Protections “Erosion Control for Home Builders” and subject to inspection by the West Virginia Department of Environmental Protection.

Owners will submit, along with house and site plans, the following information:

MATERIALS AND COLORS:

- **Color chips of all exterior materials including siding and trim**
- **Roof material sample**
- **Stone, brick samples or other exterior materials**

This information should be listed on the **“REQUEST FOR BUILDING PLAN ARC APPROVAL”** form which can be found on the Cacapon South webpage (cacaponsouthpoa.com).

EXTERIORS OF BUILDINGS:

In keeping with the intent to preserve the aesthetic integrity of the community, property owners should use **rustic and/or natural appearing materials such as stone and wood**. Any siding material may be used if the product has a natural look and texture, and the colors must be of a natural shade which is compatible with homes within the community. Any detached garage, shed or other out building placed upon the premises must conform in appearance and material with any dwelling on the lot and no garage, or other out building shall be constructed prior to the inception of construction on the main dwelling.

FOUNDATION:

Home, garage, and accessory building foundations must be painted and/or treated to blend with or match the home unless finished in stone or brick. Owners should have their builder have a sample of siding scanned by the paint supplier to accurately match it. Cinder block foundations and the chimney masonry blocks must be parged prior to treatment.

ROOF PITCH AND MATERIALS:

The pitch of the main roof of a house must be a minimum of 6/12 and, if the roofing materials is an asphalt type shingle, it must be Architectural style. Roof pitches of garages, porches, etc. **need to match the style of the home**.

ROOF VENTS CAPS AND VENT PIPES:

Metal and/or PVC vent pipes, chimney vent, and any other items extending from the roof **must be painted to blend with roof and/or chimney color**.

LANDSCAPING:

A Landscape Plan should be submitted to the ARC and be completed within 3 to 6 months (depending upon the season) of completion of the home. Homes must

be landscaped with adequate foundation planting, yard planting and mulch beds to conform to the attractive landscaping evidenced in the existing homes in the community. Homes devoid of front yard trees must plant new trees in keeping with homes nearby.

ALL HOME (New AND Existing) ARCHITECTURAL GUIDELINES

The following guidelines apply to ALL property owners: Any additional changes to the exterior of a property in general should be submitted to the Architectural Review Committee (ARC) on the ***“REQUEST FOR CHANGES TO EXISTING BUILDING PLAN APPROVAL”*** form. This form can be found on the Cacapon South webpage (cacaponsouthpoa.com).

STORAGE SHEDS AND ACCESSORY BUILDINGS:

Such buildings **should be of a material, style and color that complements, matches and/or blends with the home**, and where possible, **be out of view from the road in front of the home**. In keeping with the intent to preserve the aesthetic integrity of the community, property owners should use **rustic and/or natural appearing materials such as stone and wood**. Any siding material may be used if the product has a natural look and texture, and the colors must be of a natural shade which is compatible with homes within the community. Any detached garage, shed or other out building placed upon the premises must conform in appearance and material with any dwelling on the lot.

Plans for sheds or other accessory buildings need to be submitted to the ARC for approval prior to installation.

FENCES: Any fence erected in the front or side yard to the depth of the dwelling shall be constructed of wood, stone, or plantings (hedges). All fences, hedges or similar barriers wherever located on the property must be kept in good repair.

FENCES REQUIRE ARC approval PRIOR to CONSTRUCTION.

MAILBOXES:

Mailboxes should be installed in a location approved by the United States Post Office. Uniform and reflective house numbers should be installed as required by the Morgan County Office of Emergency Services (Morgan County, WV, Addressing Ordinance, Section 5.3). **Mailboxes should match the house in colors and materials if possible.**

CLOTHESLINES: Clotheslines and tree lines are not permitted on the road side or front of a residence and are not permitted if hanging clothing is in view from the front of another residence. Removable type clothesline structures are preferred and should be removed when not in use.

REMOVAL OF TREES:

Only those trees necessary for the construction of a home, driveway, parking area and utility installation may be removed without the prior consent of the ARC. Removal of trees for view will be allowed with the prior approval of the ARC. Living trees less than **12 inch in diameter** or dead trees do not require ARC approval for removal. All downed trees, whether by nature or owner, and brush **must be removed from the homesite, or stacked in an inconspicuous area, for owner use, within 3 months of being cut.** New construction sites should have **tree and brush debris removed prior to occupancy.** Requests to remove **damaged or diseased trees or trees leaning towards a house which pose a danger to residences are reviewed promptly and approved routinely by the ARC.**

SATELLITE DISHES:

When possible, satellite dishes must be installed in a location away from and out of sight of the road side of the home. It is the property owner's responsibility to see that the installer makes every effort to place the satellite dish properly.

FUEL STORAGE TANKS:

It is recommended that tanks for the storage of fuels such as propane or heating oil be buried where permitted. Fuel tanks in areas with high water tables such as Indian Run Village will be allowed to be above ground but **MUST BE SCREENED** from view. All above ground tanks **MUST BE SCREENED** in accordance with the Covenants. **Screening methods include wood fences, grasses, or other plantings.**

TRASH AND TRASH STORAGE CONTAINERS:

Roadside trash containers are discouraged throughout the Cacapon South Community. Existing road side trash can storage containers must be in as inconspicuous a location as possible AND screened from view by evergreen shrubbery and/or small wood stockade fencing. Trash cans and bags should be left out **ONLY** the day before the scheduled pickup and preferably after 4 PM and taken in each day after pick up.

MAINTENANCE OF PROPERTY:

All lots, improved or unimproved, must be always maintained by the Owner in a neat and orderly condition. Grass and lawns, if any, must be maintained to a height of no more than 8 inches. **No garbage, refuse, trash or inoperative vehicle or other debris shall be permitted to accumulate or remain on any lot.**

Following written notice, the POA, or its representative, shall have the right to enter upon the lot and perform necessary maintenance, repairs, and restoration or to remove any offending material or object if the Owner fails to discharge their responsibilities listed here. Such action shall not be deemed a trespass, and the

cost of the same when performed by the POA shall be charged to and become an assessment on the property. (ARTICLE VII, RESTRICTIONS, #11, MAINTENANCE OF PROPERTY.)

SIGNS:

No signs of any kind larger than 10 square feet shall be displayed on any lot, **except temporary signs in connection with the construction, lease or sale of houses or lots.**

LIGHTING:

Morgan County is one of the best “dark sky” locations in the U.S. In relation to this status, it is encouraged that “dark sky” lighting be considered for new homes or when exterior lighting is being replaced at an existing home. This will allow the county to maintain that status and will also be considerate in how lighting affects other community residents.

