



# CHAMPION HILLS

## EXISTING HOMES GUIDELINES

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Champion Hills Property Owner's Association

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## **1. PURPOSE & AUTHORITY**

These Existing Homeowner Guidelines (Guidelines) are written to provide helpful information to a property owner (Owner) for the care and maintenance of their home in Champion Hills.

The existence and application of the Guidelines are as set forth in the Amended and Restated Covenants for the Champion Hills Property Owners Association (POA). The content of the Guidelines may be updated from time-to-time to further promote and protect Champion Hills' design standards as well as clarify any inconsistencies. The designated neighborhoods (Club Cottages, Laurel Run Cottages, Meadow Ridge Cottages, Meadow Ridge Villas, Poplar Ridge and Spring Creek Villas) within Champion Hills have separate covenants that govern some of the items covered within these Guidelines. An Owner whose home is located in one of the designated neighborhoods should review those covenants in addition to these Guidelines.

The POA has delegated the responsibility for review and approval of certain exterior home maintenance, landscaping, tree removal, yard features, etc., noted in the Guidelines, to the Champion Hills Architectural Review Committee (CHARC). The CHARC's mission is to coordinate with an Owner on a timely basis to review and approve all reasonable Owner requests. Owners are asked to review these Guidelines and submit timely and complete requests to the staff of the POA. The submissions can be done online using the POA website. Decisions of the CHARC may be appealed by an Owner to the Board of Directors of the POA.

Most items in the Existing Homeowner Guidelines do not require a fee, rather they merely require the timely submission of a detailed request for review and approval. Exceptions include building an addition or making a significant exterior renovation to an Owner's home (see section 3.E. below).

## **2. COMMUNITY PHILOSOPHY**

Champion Hills is a planned mountain golf community where the homes, other buildings and landscaping complement the rugged terrain and take advantage of the local climate and culture. Elements such as the golf course, roads, and home sites integrate with the existing natural landscape and with each other to create a rural mountain environment offering a variety of views, exposures, and settings. The development and maintenance of Champion Hills is intended to seamlessly blend into the natural scenery rather than compete or contrast with it and the strongest statement of our community is made by the architectural quality and appearance of our homes. It is the POA's mission to preserve this balance.

## **3. HOME EXTERIOR AND COLORS**

Exterior home material and color selection are critical to maintaining the look, feel and balance of the Champion Hills community. Repetition of just a few materials and colors makes for a stronger, more cohesive home appearance as does the use of native mountain indigenous materials, including wood and stone. Champion Hills, through the CHARC, intends to preserve the appearance of the natural landscape that existed when your home was built or purchased.

**A. Repainting** – When repainting becomes necessary or desired, *even if the same colors are to be used*, an Owner’s request needs to specify the contractor being used, the manufacturer, color name, color number and light reflective value (LRV) for each color being used. Exterior colors must generally be subdued to blend with the natural landscape, and should not be below an LRV of 10 nor exceed an LRV of 50. Earth tones are strongly recommended, although accent colors that are used judiciously, and with restraint, may be permitted. Black and colors approaching the primary range (red, blue, white and yellow) or colors that include drastic contrasts in value (light to dark) are not permitted. Wood trim shall match or contrast and blend with the home’s other exterior colors. Trim above an LRV of 50 may be considered and approval consideration is based on the overall color scheme requested and the amount of trim. Gutters and downspouts should blend with trim and siding colors. The use of gutter screens or covers is recommended. Proposed colors must be demonstrated to the CHARC in a sample format that adequately depicts the hue, tone and shade of the proposed color in its final application. The CHARC may require the color selection to be applied to an area of the home prior to approval. For separate neighborhoods (Meadow Ridge, Poplar Ridge, Spring Creek, Laurel Run, Club Cottages) there exists approved color pallettes that are available to view online on the POA website or on boards at the POA office.

**B. Windows** - Champion Hills affords great viewing opportunities of both the golf course and the surrounding mountains. The use of clear or lightly tinted glass windows, doors, and skylights is encouraged to take full advantage of the mountain setting. Visible light transmission is calculated on the percentage of light that is visible through tinted glass. Glass tinting should not exceed a value of 30%. Glass tinted above 30% or that is reflective is prohibited. When replacing windows, the submitted request should include the manufacturer, model number, type of tinting and the visible light transmission percentage, if any. If tinting is requested to be applied to existing windows, the submission should include the manufacturer, name of the tint and the visible light transmission percentage.

**C. Roofing** – There is a wide range of roofing materials that are generally acceptable including wood shingles and shakes, laminated asphalt/fiberglass shingles, and natural slate. When replacing a roof, an Owner should indicate on the request the manufacturer, brand name, type and color to be installed. Simulated wood shingles or shakes, artificial slate, cement-based shingles, and metal roofing will be considered on an individual basis. Concrete and clay tile roofing materials are prohibited. Repairing or replacing a small portion of an Owner’s roof does not require CHARC review and approval provided the same material and color is being used. Mold, mildew and other natural factors often stain the appearance of roofs in Champion Hills. Additionally, debris and other foreign materials may accumulate on roofs. The CHARC strongly recommends that Owner’s have their roofs professionally cleaned as needed. The damp conditions and shade found in our mountain setting often leads to fungus accumulation and streaking.

**D. Deck and Railings** – natural, neutral colors matching or blending with the home’s exterior color(s) are strongly recommended. The use of wood materials is encouraged, as are composite materials giving the appearance of wood. All decking and railing colors must be approved before construction, replacement or repainting. The Owner should indicate the manufacturer, color and any other pertinent identifying information on the submitted request. Metal materials for railings are acceptable. If the decking and railing request is for a new deck or a deck expansion, the Owner shall provide a drawing showing the home and

indicating the dimensions, elevation and support structures for the deck. New or expanded decks should be of a size and scale that compliments the appearance of the overall building structure and should not create an imbalance with the building structure or surrounding area.

**E. Exterior Remodeling.** An Owner should refer to the requirements and approval process as outlined in the Design and Construction Guidelines. Interior remodeling does not require CHARC approval.

**F. Rock Walls.** Rock walls are an attractive feature found throughout Champion Hills. An Owner desiring to install a new rock wall or modify an existing one should submit an overhead lot drawing showing the location of the current rock wall, if any, and the location, and dimensions of any new rock wall or extension. The submission should also include the contractor's name and type of material. Please note that rock walls above three feet (3') in height are required to be professionally engineered and they also require a permit issued by Henderson County. Any such permit should be included with an Owner's submission.

**G. Swimming Pools.** Swimming pools require county building and electrical permits. If a connection is made to a water supply in the home, a plumbing permit for the water service extension and a backflow device is also required. A Homeowner should submit all plans – location, dimensions, materials, features for any request to construct a pool.

#### 4. **FENCING**

In Champion Hills the open feeling created by distant mountain views makes any fencing appear incongruent. Fencing as a property line barrier and/or delineation is strictly prohibited and generally speaking, fencing does not complement the sloping, wooded land commonly found throughout Champion Hills.

In some situations, fencing may be appropriate if erected in short sections for specific purposes such as screening utility and mechanical equipment, private patios, and entry courts, or to contain a swimming pool. All fencing submission requests, both new and replacement, should include a drawing showing the lot, the home, where the fencing will be located, the dimensions of the fence, the materials, patterns, and colors. Any fence request should include a fence with a maximum height of four (4) feet, be of an open-style, metal picket design and repeat colors used in the home. Native shrubs are typically required to obfuscate any approved above ground fence and must, at a minimum, match the height of the fence.

The use of underground, invisible electric fences is highly encouraged for containing pets. In certain circumstances the CHARC will review a request for above ground fencing for a small-scale pet area. The small-scale pet area should be located in an area that is not visible from the golf course, road or neighboring properties.

#### 5. **AWNINGS**

An Owner's request for an awning will be reviewed and evaluated on a case-by-case basis taking into consideration the location and visual impact from the golf course, road and neighboring

properties. The color of an awning and its trim should be a solid color closely matching the color of the home or a muted stripe design which matches and blends in naturally with the home.

## **6. DRIVEWAYS**

An Owner's request for modifying, expanding or replacing their driveway with a different material should include an overhead lot drawing showing the location of the current driveway. If the driveway is to be expanded, the extent of the expansion must be clearly shown on the overhead lot drawing. Additionally, the request should include the contractor's name, and materials being used. CHARC review and approval will consider any changes in drainage and water run-off. Sealing and minor repairs to an existing driveway do not require CHARC review and approval.

## **7. OUTDOOR FIRE PLACES, FIREPITS AND FUEL TANKS**

Fireplaces with chimneys, chimney caps and spark guards that are attached to a home or out building or are free standing and permanent are allowed. It is preferred that such hardscape structures utilize propane or natural gas as fuel; however, appropriately designed and constructed wood burning structures may be acceptable. Owners should include all pertinent information in their request.

Use of portable propane or natural gas Fire Tables or Fire Pits are allowed provided they meet and display the CSA and/or UL certification seal for safety and have a BTU heat output that does not exceed 100,000 for a Fire Table or 200,000 for a Fire Pit. Fire Tables should be located on an existing deck or patio attached to the home while Fire Pits must be on an existing patio attached to the home. Fire Tables and Fire Pits are not allowed to be free standing in the yard. Owner requests should be submitted that include manufacturer name, model number, dimensions, and BTU heat output.

The use of wood burning outdoor fire pits is strictly prohibited as is the open burning of wood, charcoal, paper, trash, etc.

Natural gas is available in Champion Hills through the local gas company. Each Owner has the option of choosing whether or not to use natural gas. Owners shall contract directly with the gas company. Gasoline or petroleum fuel tanks are strictly prohibited; however, Owners are allowed the use of propane tanks up to 40 pounds for use in barbecue grills and outdoor, portable heaters.

## **8. OTHER BUILDING STRUCTURES**

Pre-manufactured storage buildings are strictly prohibited at Champion Hills. Structures such as detached garages, gazebos, greenhouses, trellises or pool cabanas are permitted but must satisfy the same design criteria as the residence. An Owner should refer to the Design and Construction Guidelines. An Owner's request should include the location, size, materials and any other pertinent information. Requests are also required for review and approval of lesser structures such as doghouses, recreation equipment, barbecues, etc.

## **9. TELEVISION RELATED STRUCTURES**

Antennas, aerials, satellite dishes or other apparatus for the transmission or reception of television, radio, satellite, or other signals of any kind, that are completely contained within the dwelling structure so as to not be visible from the outside, do not require CHARC review and approval. Requests for an exterior location of such an apparatus should include a diagram of the lot and home showing where the apparatus will reside. Note that each lot is limited to one (1) such apparatus, measuring up to 1000 square inches and it should be located in the least visible position as viewed from the golf course, road, and neighboring properties. Mounting the apparatus on a pole may be allowed if no other reasonable alternative exists.

## **10. EXTERIOR LIGHTING**

To maintain the desired night time ambiance of Champion Hills, an Owner's request for exterior lighting should include the lighting being on only when needed, lighting only the area that needs it, being no brighter than necessary. It is important that any exterior lighting not trespass onto neighboring properties, roadways or community walkways. Therefore, use of Dark Sky compliant lighting fixtures is strongly recommended. An Owner's request for review and approval must include catalogue sheets or photographs that accurately depict the lighting. No lighting shall be installed prior to approval by the CHARC.

Dark Sky lighting fixtures direct the light downward to the immediate ground area and not upward or sideways. The following are ways for an Owner to achieve Dark Sky Lighting:

- Use of motion sensor lighting
- Use of lower lumen (see Exhibit A for a chart that shows lumens to watts)
- Pathway, driveway and garden area lighting should direct the light to the ground
- Use the International Dark Sky Association website ([www.darksky.org](http://www.darksky.org)) to select compliant fixtures

Security, pedestrian and vehicle circulation lighting shall be downcast, shielded or fully cut off lighting, meaning the light distribution at 90 degrees or greater is 0. Even at distribution below 90 degrees these luminaries may not trespass onto neighboring properties, roadways or community walkways. Security lighting should be activated by a motion detector and be on a timer such that the lighting turns off no more than 15 minutes after the motion is detected. Additionally, security lighting may be activated by switch.

Exterior light fixtures mounted to the home for entry doors, garage doors, porches, decks, patios and carriage ways must have a diffused light source such as a frosted or milk glass lens or a light fixture that hides the light source or light bulb. Canister type lights in soffits or wall mounted "down lights" are strongly preferred.

All exterior lighting should be on a timer and/or turned off no later than 11:00 pm. All motion detection lighting must be aimed downward to illuminate the immediate ground area and automatically turn off after no more than 10 minutes and be 65 watts or lower or an equivalent LED lamp.

Limited Uplighting of an Owner's landscape and/or portion of the home is permitted. Approval of such up lighting will be based on the location and amount of lighting as well as that lighting not exceeding 800 lumens.

Bright, harsh lighting of any kind, tall yard lights, high-intensity security lights, theatrical mood lighting, flood-lighting, flickering lighting or colored lighting are not permitted. Tasteful holiday lighting is permitted from November 15<sup>th</sup> through January 5<sup>th</sup> and does not require CHARC approval.

## **11. PHOTOVOLTAIC SOLAR ENERGY SYSTEMS**

Installation of a roof mounted photovoltaic solar energy device by an Owner on their home must be reviewed and approved by the CHARC. Solar device installation must comply with North Carolina state statutes. Owner's must use licensed, insured, and reputable installer and are solely responsible for ensuring that all permits and licenses are obtained prior to installation. All federal, state, and local standards, statutes, and laws must be met. The CHARC assumes no liability for ensuring that regulatory requirements are met.

Only commercially or professionally made solar devices are allowed. Solar devices must possess a Solar Rating Certificate Corporation (SRCC) certification to assure quality standards are being met. "Homemade" devices are not permitted. The size of the solar array must be limited to that which provides usable energy generation for the home on which it is installed and is within the limits of the current net metering code.

The preferred location for installation is on the roof facing the rear of the property. Placement of solar devices on front-facing portion of the roof will be considered but can be rejected by the CHARC where another location is less visible and equally as functional. Ground mounted systems are not permitted. An Owner's request must include a picture of the solar device with a drawing to scale showing the proposed location on the roof, a copy of the plat map or photographs showing how the Owner's house relates to surrounding homes, and a schematic showing how the solar device system components conform to the color of the roof shingles as closely as possible.

Owner's will ensure that all surfaces of all solar device system, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community. Visibility of solar devices and their components must be minimized from public view (street, neighboring lots, common areas, golf course, etc.), and may be required to be screened from neighboring property in a manner requested by the CHARC. Components running along the siding of the house must be painted to match the color of the house.

Solar devices must be installed flush to the roof with no more than a four-inch (4") rise in elevation above the roof. The entire array of devices shall be lower than the top ridge of the roof. No motorized, sun-tracking systems are permitted. Solar panels must be flat with no ridges, curves, or external piping. Separate approval must be obtained by the CHARC for any proposed tree removal or trimming.



## **12. LANDSCAPING & YARD FEATURES**

Owners are allowed and encouraged to prune shrubs within their home's existing landscape area, replace dead shrubs and to plant annuals. These activities do not require CHARC review and approval.

If an Owner desires to plant a new variety of shrub, or modify or redesign their landscaping, the Owner should submit a request that includes a lot diagram showing the position of the home and a clear indication of the location of the landscaping. A detailed plan drawing/sketch should be included with the request plus a listing of the plantings, size and variety of trees, and variety of shrubs. Newly introduced species of plants which complement the natural surroundings are acceptable and should be arranged according to a coherent landscape plan. Requests are also required for new or modified stonewalls, water features, and/or other landscaping structures. Owners are strongly encouraged to consult a landscape architect and submit a comprehensive landscape plan for significant undertakings.

If an Owner desires to undertake significant pruning to any existing native rhododendron and/or mountain laurel on their lot, prior written approval from the CHARC is required due to the sensitive nature of these natural mountain flora. Minor pruning, such as for the health of the rhododendron and/or mountain laurel or for safety reasons to maintain clearance or passage, does not require CHARC approval.

Requests for outdoor landscaping, decorations and yard art including, but not limited to, statues, exotic plants, artificial grass, or rocks must include elements that harmonize in design, color, texture and size with the natural surroundings and architecture. Such items may require screening if they can be seen from the golf course, road or neighboring properties. The CHARC may require the removal of any such items that did not receive advance review and approval.

## **13. TREE TRIMMING/REMOVAL**

The most appropriate state of a lot at Champion Hills is the vegetation already in existence and Owners are strongly encouraged to accommodate existing trees, native mountain laurel and natural rhododendrons whenever possible.

Per the Amended and Restated Declaration of Covenants for Champion Hills:

*"No trees, native bushes or shrubs, shall be removed without the prior written authorization of the CHARC. In the event of an intentional or unintentional violation, the violator may be required by the CHARC to replace the removed trees, native bushes or shrubs with trees, native bushes or shrubs of such size and number and in such locations as the CHARC may determine is necessary or appropriate to mitigate the damage."*

An Owner may cut down trees on their property without CHARC approval if:

- 1) they are 2 inches or less in diameter, or

2) they are clearly dead

Clear-cutting areas of brush and/or trees is strictly prohibited. Owner's may be assessed a fine and/or be required to replace removed trees and flora as a result of any such clear-cutting.

To improve an Owner's view or reestablish the view that was present upon purchase of the property the Owner may request the selective trimming, thinning and/or removal of certain trees. The topping of trees is strongly discouraged, but may be considered. Owners must submit a request using the electronic form found on the Champion Hills member website under the POA Information pull down menu by selecting "Forms". Requests should include an overhead lot diagram indicating the location of the trees, and for trees that are not on an Owner's property, must be accompanied by written permission from the owner of the property on which those trees are located.

The first step after the tree trimming/removal request is submitted is that the Director of Grounds and Facilities Maintenance from the POA will schedule a site visit to review the area with the Owner. After that site visit and the incorporation, if any, of changes to the Owner's initial request, the request is then put before the CHARC for review.

The CHARC contemplates the following during their review:

- A. For trees, native bushes or shrubs that are within the golf course 50-foot setback, prior written approval is also required from the Club Board of Governors.
- B. If the request is for removal of more than six (6) trees, a phased approach may be appropriate whereby an assessment of the completed phase(s) is made to determine the extent and timing for the removal of any additional trees. In such a phased approach, the Director of Grounds and Facilities Maintenance is the CHARC's designated representative who will determine precisely which trees are authorized for removal. Those trees shall be tagged and labeled accordingly. The Owner shall notify the Director of Grounds and Facilities Maintenance at least one week in advance before any tree removal takes place so that he can determine if it is appropriate to be present during the time the work is being done.
- C. For safety or aesthetic reasons tree stumps may be required to be removed or cut flush to ground level, and/or treated chemically to limit future growth.

All tree, tree branches, bush and shrub material resulting from trimming, limb removal or total removal must be removed from the site, unless otherwise approved in writing by the CHARC.

#### **14. GENERATORS**

Residential grade generators are allowed within the Champion Hills community. An Owner's request should include a lot diagram showing the position of the home, a clear indication of the requested location for the generator, the manufacturer, model number and capacity of the generator and the name of the licensed contractor who will install it. Generators should be located to minimize

visibility from the golf course, road and neighboring homes and screening may be necessary using natural shrubs and/or a short privacy fence to further obfuscate the generator from view.

#### **15. VEHICLE STORAGE**

Vehicle storage is a required part of a single-family home at Champion Hills. It may take the form of an indoor garage or a partially open structure that screens vehicles without totally enclosing them. In all cases, vehicle storage must be covered. The open parking or storage of RV's, boats and all-terrain vehicles is strictly prohibited.

#### **16. MAILBOXES**

An Owner should contact the POA if they believe their mailbox or home number require maintenance. The POA, not the Owner, is responsible for normal wear and tear, painting and maintenance of the mailboxes. All mailboxes, posts, home numbers, and delivery tubes shall be installed by the POA, or its designee, at the Owner's expense. There is only one size mailbox that is offered. No names shall appear on the mailbox and no changes shall be made to its design or color. Newspaper tubes with company names are not allowed.





#### **17. SIGNS**

No signs of any kind shall be erected on a home site with the exception of signs erected by the POA.

#### **18. DISPLAY OF FLAGS**

It is the policy of the POA to permit the display of flags of the United States of America and the State of North Carolina provided that they are no greater than four (4) feet by six (6) feet in size and displayed in compliance with Federal and North Carolina statutes and regulations. See 4 U.S.C. sections 5-10, as amended and NC General Statute's section 47F-3-121. The display of any other flags is not permitted.

Exhibit A – Lighting: Lumen to Wattage Chart

EFFICIENCY	LEAST			MOST
BULB TYPE	 STANDARD	 HALOGEN	 CFL	 LED
450 LUMENS	40W	29W	9W	6W
800 LUMENS	60W	42W	14W	9W
1100 LUMENS	75W	53W	18W	11W
1600 LUMENS	100W	72W	23W	14W
RATED LIFE	1 YEAR	1-3 YEARS	6-10 YEARS	12-25 YEARS
SAVINGS	×	UP TO 30%	UP TO 75%	UP TO 90%