

**Architectural Guidelines for Single Family Homesites
First Flight Ridge Homeowners Association, Inc.
Revised August 29, 2024**

(Note: Revisions from 9-1-14, 9-27-15, 3-19-16, 11/19/19, & 2-21-22 are underlined)

It is the intent of these Guidelines to help in the planning, construction and maintenance of your home in First Flight Ridge.

As you read through this content please also take the time to re-read the existing covenants. Several topics are discussed in more depth in that document. Additionally one extremely important covenant should be understood, covenant 6.06 regarding No Waiver of Future Approvals. It states “The approval of the ASC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the ASC, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters subsequently or additionally submitted for approval or consent.” This means that the Guidelines change over time as stated in covenant 6.05 and just because something exists in First Flight Ridge doesn’t mean it meets current requirements. All work being planned or followed in this document must conform to the current standards.

Architecture: This community has been designed to pay homage to the Coastal Carolina Style of architecture, which includes the Old Nags Head and related Federal Lifesaving Station Style. In addition, the Architectural Standards Committee is interested in the broader Coastal Carolina architecture, to include what is known in the vernacular as Low Country Style. The American Arts and Crafts Style of Shingle Houses from the early 1900's are of interest as well.

The First Flight Ridge Homeowners Association, Inc., (the "Association") has appointed an Architectural Standards Committee (the "Committee"), empowered by Article Six of the Declaration of Covenants, Conditions and Restrictions, to review all construction, reconstruction/modification and/or landscape plans. The Architectural Standards Committee members are R.P. Martin, III, Chad Weeks, and Steven Turner. Certain requirements are to be met prior to construction within First Flight Ridge.

No earth-moving, clearing, site work or construction will be commenced without first obtaining approval from the ASC. The owner of the homesite must stake the outside perimeter of the dwelling prior to requesting approval, so that a member of the ARC may make a site visit to evaluate placement of the homesite, and to assess conservation measures.

The ASC may bar any proposed new construction or changes to existing homes on purely aesthetic grounds, where in its sole judgment, such action is required to maintain First Flight Ridge Homeowners Association's standard of architectural excellence in exterior materials and design.

To the greatest extent possible, we shall strive to preserve the natural characteristics of the land, and to honor the indigenous plant and animal life.

Architectural Style Discussion:

- Nags Head and Lifesaving Station: Typically feature wraparound porches with wide overhangs, ship's watch, tower room, multi-tiered roofs, often with dormers, and scrollwork at gable ends. Cedar shakes, often mixed with fish scales or triangular shakes for accent, as well as board-and-batten. Simple drop-down window shutters.
- Low Country: Usually incorporate a walk-out basement, where the kitchen and dining areas historically would have been housed. Full covered porches across the front and rear of the house at all but ground level.
- American Arts and Crafts Movement: Recessed porches and entry ways, roofs with wide overhangs and exposed structural elements, such as rafter tails and vertical pillars. Interior use of built-ins and exposed timber frames. A close cousin of the Shingle House movement in the Northeastern United States.

Appearance: Because of the winding character of First Flight Ridge roads and intersections, houses must be aesthetically pleasing to all views. Especially critical on corner homesites. Color palette based on multiple shades of earth tones and white. The ASC considers earth tones to be those that are more neutral, duller, and muted versus those from brighter or fluorescent color ranges. At any time, any change in color to the original approved color must be submitted for approval to the ASC.

Exterior Wall covering: Natural wood materials are encouraged. Preservative stains in clear or subtle earth-tone shades are required. Cedar shakes and Hardi-Plank are the preferred siding material. Vinyl or aluminum siding will not be allowed. LP Smartside is a preferred siding material in addition to cedar shakes and Hardi-Plank.

Structural Features: All exterior walls should be 2" x 6" construction. Exterior deck joists should be 2" x 8" minimum. No O.S.B. sheathing for exterior walls or roof sheathing. The minimum quality of exterior sheathing shall be CDX plywood.

Exterior Trim: Cedar trim to be supreme clear grade. All exposed finishes, including pressure- or salt-treated wood, to be painted as part of the house schedule, except for stair treads and decking. Pilings at ground level to be covered with wood lattice of checkerboard pattern. Pilings that cannot be covered with lattice, to be finish grade, chamfered, trimmed with decorative wood, brick, or natural stone. Gable-end treatments important. Use of rake board and frieze board encouraged. LP Smartside trim is also acceptable.

Windows: Wood frame, vinyl-clad windows. White finish preferred while windows trimmed in black will also be considered. Baked-on finishes or extruded aluminum by Andersen, Pella, and Marvin will be considered. Windows and doors shall have a one-by-four-inch minimum surround casing. High quality all-vinyl windows will be considered by the Committee. Low quality all-vinyl frames and “contractor grade” windows will not be approved.

Entry: Entry from driveway and garage or carport required. Under-roof main entry portico of proper scale. Exterior entry door to be wood or fiberglass of solid or six-panel design. Main entry door may not be metal or sliding glass. Sliding glass doors may be used on the front elevation; however, if located on the ground floor of the front elevation, they must be shielded from view from the street. Front main entrance must be a minimum of 44” above finished building grade.

Roofing: Gables and hips with minimum 6/12 slopes, except as incidental to primary design. Fascia boards to be constructed of wood and painted. Soffits are preferred to be built of wood or Hardi-Plank and LP Smartside is also acceptable. Fire retardant wood shakes or composition / fiberglass architectural shingle only (*composition / fiberglass shingle must have a 10 year, 110 mile per hour wind warranty, 40 year minimum*), slate or tile. Full metal roofs are not allowed but metal accent portions will be considered, however not above heated square footage. Roof colors complementary to house plan. Roof colors of red, green, yellow and gold not likely to be approved. No metal chimneys. Roof stacks, skylights, plumbing vents and solar panels to be placed on rear slopes and painted black or color of shingles. No truss roofs are allowed. LP Smartside is acceptable for soffits.

Porches: Open or screened, be sure that proportions balance with floor below. No cross-bracing on exposed decks. Joist bands painted. Pickets to be nailed to rails from behind. Railings are preferred in white or painted to match home while black will also be considered. Stainless steel cable railings will also be considered.

Patios, Terraces, pool decks and other ground level decking: Only in-ground pools are allowed in First Flight Ridge. Pools and hot tubs are not to be visible from the street at an observation point at the center of the home. Pool plans to show placement, details of fencing and landscaping. Planting areas to be provided inside the pool enclosure. Outdoor sound systems to be limited to avoid disturbances.

Storage Sheds: Freestanding storage sheds are prohibited in First Flight Ridge.

Deck lifts: No deck lifts are permitted where visible from the front view of home.

Lighting: Restrained and subtle. Ground-level lighting is to be confined to covered fixtures mounted not more than 24 inches above grade. Porch and deck lighting also covered and subdued. No floodlights or spotlights permitted. Use fixtures that will not discolor from weather.

Parking: To meet Town of Kitty Hawk zoning requirements and location must be approved by the Architectural Standards Committee.

Landscaping: Stabilization of the soil is our highest priority. Use of "Outer Banks Blend" seed is recommended. Natural plant materials to be disturbed as little as possible and restored if disturbed.

A landscaping plan, using native plant materials and other proven salt-tolerant decorative species is required. Planted berms with irrigation systems required. Low-cost "drip" systems on timers will be considered. Landscaping plan must be submitted for approval prior to the start of clearing the homesite. Frontage requires sod and landscaping plan with functioning irrigation system. Waiver of sod requirement will be considered by the Committee if terrain/slope of front yard is not amenable to mowing. Landscaping plan for front yard is required if the sod requirement is waived.

Septic System: If occupancy of more than 12 is being applied for on any given lot, a low pressure septic system may be required to be used in order to limit the impact to the natural vegetation caused by excessive clearing of the lot.

As a part of the building process, Owners should be aware of the following requirements, among others, for which they alone are responsible:

1. Preparation of application and plans in compliance with First Flight Ridge Architectural Review Committee Guidelines and the Declaration of Covenants, Conditions and Restrictions for First Flight Ridge Homeowners Association.
2. Compliance with all laws, codes, and local ordinances.
3. Determination of environmental restrictions, drainage, grading and surface disturbance requirements and all surface and subsurface soil conditions.
4. Determination of the structural, mechanical and electrical integrity of the house, along with all other technical aspects of the proposed design that can only be determined by competent architects, engineers, contractors, and other similar professionals.
5. Determination of accuracy of all stakeouts and surveys.

Other considerations: Applicants should select building sites and home plans so as not to construct repetitious designs within close proximity. Similar designs or design duplications are discouraged and are subject to disapproval without sufficient variations in exterior colors, materials, finish, trim and detailing.

5. SPECIFICATIONS

- a. Maximum building height per Dare County/Town of Kitty Hawk zoning ordinance, but subject to further limitations by the Committee.
- b. Building locations - Declarant may adjust site location on the dwelling to protect natural aspects of the site. However, minimum setbacks are to be based on Dare County/Town Kitty Hawk zoning ordinance. Note: Setbacks shown on any recorded plat shall control. Additionally the front of the homes on First Flight Run from the bypass to the Sound must be equal distance from the road to preserve the views as intended by the original developer.

c. Minimum Size- Each dwelling shall contain minimum area of 2,100 square feet of heated and air-conditioned living area.

d. Vegetation - Trees measuring three inches or more in diameter at a point two feet above ground level, and any flowering trees or shrubs above five feet in height may not be removed from any Homesite without written approval from the Architectural Review Committee, unless located within the dwelling footprint, within 10 feet of a dwelling, or in the path of a driveway or walkway.

e. Certificate of Completion: Prior to occupancy of any dwelling unit, the owner must first notify the ASC, by way of filing the requisite "Certificate of Compliance" with the ASC, in order that an inspection may be made by a representative of the ASC to see that all aspects of the plans have been completed. On inspection and finding that all aspects of the plans have been completed, the ASC will issue to the owner a "Certificate of Completion" and the Owner may then occupy the dwelling, subject to Town of Kitty Hawk approval.

All work will be done during the hours of 7 a.m. to 7 p.m. The use of drugs or alcohol or playing of loud music is strictly prohibited on any construction site. Dogs are not permitted on construction site by any builder or contractor working for the builder. The owner is responsible to see that the contractor cleans up the site of day-to-day litter each day and to see that particular care is taken to prevent any unnecessary damage to existing vegetation. The Declaration of Covenants, Conditions and Restrictions require job site debris to be removed from the homesite at least weekly. Silt fencing is required on both sides of any property as well as the back (3 sides) during all phases of construction.

The ASC is tasked with using their judgement in important areas to protect First Flight Ridge. This is to maintain a consistent flow and harmony of First Flight Ridge with respect to surrounding homes. Home placement on the lot and many areas come into consideration. Any proposed changes from what the ASC previously approved needs to be submitted immediately in writing. Those changes are not to be considered approved until the ASC has done so in writing.

Until further notice, plans and other materials for ASC review shall be delivered to the office of Keith Scott c/o Golden Strand 1541 N. Virginia Dare Trail Kill Devil Hills NC 27948. A non-refundable application fee of five hundred dollars (\$500.00) shall accompany the application, along with a two thousand dollar (\$2,000.00) refundable Infrastructure Protection Fee. To arrange a pre-application or application meeting, phone Keith Scott at (773) 750-0400 or you may reach him by e-mail him at KScott@goodmanagement.com.

In order to make a submission of house plans for ASC approval, the ASC requires that the following be submitted or completed:

1. Building application and Client/Builder Registration form showing landowner's and contractor's complete name and address, including phone number and e-mail address, and any other information as required, including, but not limited to, the names and telephone numbers of two (2) owners of comparable properties previously constructed by such contractor, and a minimum of two (2) financial references for the contractor.

2. Three sets of the plans, of architectural quality, sealed by a North Carolina licensed architect or structural engineer to include the following sheets at a minimum:
 - 1/4" scale foundation plan & section, with full framing detail
 - 1/4" scale floor plans of all interior & exterior areas
 - 1/4" scale east, west, north and south elevation drawings
 - enlarged details of any exterior items not clearly presentable at plan scale
 - Legal survey as expressed below
 - Landscape plan as expressed below
 - Completed document checklist form
 - Important information for owners and builders form
 - Owners and builders submission form
 - All exterior paint color samples to be used on property as expressed below.
 - Roofing samples to include details of manufacturer, color, and series as expressed below.
3. Legal survey of homesite and a site plan showing the building setbacks. Driveway with turnaround area, septic and lot coverage calculations and any other key features.
4. Landscape plan showing all aspects of planned site work, stabilization, restabilization, patios, terraces, lighting, decorative plantings, irrigation systems and any other proposed improvements.
5. Specifications on building plans, to include building dimensions and square footage, detailed specifications of all materials used in construction and finishing and colors of stain to be used on exterior surfaces, foundations, windows, doors and trim. Samples of paint and roofing material must be included. Cottage signs will be permitted in size and character appropriate to the house, and must be of sandblasted wood construction, professionally rendered. Mail boxes should be in character to the neighborhood and be submitted for approval.
6. Specifications for fences, driveway surface treatments, bulkheads, screening structures for heating and air conditioning units (which is mandatory in the covenants), gas or propane storage tanks, Dare County-approved trash receptacles and details of any other exterior improvement or appendage. Trash receptacles must be accessible from outside the house, for potential private pickup. Fence height shall not exceed 60", and should be constructed with materials and finishes that are complementary to the siding on the house. Fencing color should be white or match house color while black will also be considered. Semi-porous driveways are not allowed, must be solid.
7. Note that mirror image, reversed, or marked-up plans with penciled-in changes will not be accepted.
8. Prior to delivery of plans, a registered surveyor must stake the corners of the proposed residence on the lot.

9. A non-refundable \$500.00 application fee to accompany submission package.
10. A refundable \$2,000.00 Infrastructure Protection Fee to accompany submission package, for the purpose of repairing any damage to common properties such as curbs, sidewalks, light poles, fire hydrants, fences, etc. as well as adjacent property damage created by construction. Damage consisting of but not limited to physical, landscaping, pool issues, etc. After receiving an Occupancy Permit, Owner/Agent is to send a request for site inspection. If approved, payment will be returned within 30 days.

After the plans are approved: Two sets will be returned, marked approved by the ASC, allowing the applicant to apply for necessary construction permits. The Committee will hold one set of approved plans in its permanent files. If the plans are not approved, all sets will be returned to the applicant with a letter indicating the reason or reasons for non-approval. If approval with conditions is granted, and construction then begins, the conditions shall be deemed accepted by the owner and the conditions imposed shall become fully a part of the approved plans. The Committee will render decision regarding approval of plans within 2 weeks of submission. Status of applications will be updated on the First Flight Ridge website under “ASC Approval” section.

For convenience, some key points of the Declaration of Covenants, Conditions and Restrictions: Pertinent dwelling design and construction procedures are considered below. (This summary is not intended to supersede or substitute for the recorded Declaration.) A complete copy of the Declaration and the Bylaws may be obtained from Keith Scott, Golden Strand Resort Office, 1541 N. Virginia Dare Trail, Kill Devil Hills NC 27948 or KScott@goodmanagement.com. It can also be downloaded from FFRHOA.com.

1. **ASSOCIATION:** First Flight Ridge Homeowners Association, Inc., a North Carolina non-profit corporation.
2. **PURPOSE:** It is the purpose of the Declaration to provide for the careful and tasteful development of, and to ensure the highest standards for, the First Flight Ridge community, as well as to provide for the maintenance of the common facilities, roads, etc.
3. **RESIDENTIAL USE:** Homesites may be used only for single-family residential purposes. No unit of ownership or ownership interest may be subdivided to permit "Time Sharing," and no lot may be re-subdivided unless the two parts are to be recombined with the adjacent lots.
4. **ARCHITECTURAL CONTROL:** The Architectural Standards Committee shall approve any and all plans for dwellings, fences, walls, driveways, landscaping or other improvements and exterior additions or alterations to existing dwellings, including clearing and site work on the property before any work whatsoever is commenced on any homesite.

Please take the time to become familiar with these Guidelines, the Declaration and the Bylaws. If you have any questions whatsoever about any of the items mentioned herein, please contact Keith Scott at (773) 750-0400 or KScott@goodmanagement.com.

This is a condensation of the Declaration of Covenants, Conditions and Restrictions. Please read the document in its entirety.

Revisions approved by unanimous consent of the Board of Directors on February 27, 2022.

*Michael Taylor, President
First Flight Ridge Association, Inc.*