

Acknowledgement of receipt (1 page):

Gallants Point

Architectural Guidelines

These guidelines are intended to be only a guide to help with the initial design of houses to be built. The final approval rests entirely with The Architectural Review Committee as set forth in the Declarations.

The minimum heated square footage is 2000 sq ft.

The roofs must have a peak, and be either hip or gable with height limited to 35 at the peak.

The general style must be a maritime, cottage style that would be compatible with the historic district in Beaufort, NC.

The lower levels have to be enclosed on all sides.

No vinyl or aluminum siding. Wood, Hardie or similar Cedar shakes left to weather to natural is acceptable.

Except for natural shakes, the exterior must painted in lighter sides basically from a white or cream palette. Bold or intense colors will not be allowed.

Balconies and porches and decks are encouraged but not required.

Roof coverings in shingle or metal not in bold colors.

No brick unless painted.

FINAL APPROVAL AT THE DISCRETION OF THE ARCHITECTURAL REVIEW COMMITTEE