

# Gallants Point

[www.gallantspoint.com](http://www.gallantspoint.com)

## Information Sheet

Architectural Guidelines can be found on the above website

HOA Covenants and Restrictions can be found on the above website

1. All lots have restrictions as to the amount of impervious coverage that is allowed under a storm water plan approved by the State of NC. Impervious coverage, also known as Built Upon Area (BUA) can be found on the above website under the tab for Stormwater. Impervious coverages cannot be exceeded and all site plans have to be approved by the developer before work can commence.
2. The finished grades for each lot have been engineered so that a house if built using a built up slab or crawl space will have the first floor out of the flood and be above the required one foot of freeboard. The existing flood zone is an AE7. The finished grades are shown on the Construction Documents on the website. The elevations should be verified by your contractor prior to construction. This eliminates the necessity to build a house on pilings. Additional fill may be allowed on a case by case basis.
3. Beaufort has a maximum height limitation of 35 feet to the peak of the roof. Chimneys and some other add on structures have some leeway but should be verified with the Town of Beaufort.
4. Each house will be connected to Beaufort water supply and sewer. The sewer requires a small macerator pump at each house that acts as a lift pump to push the sewer to the collection system for the Town. The buyer is responsible for installation of the macerator pump and the associated tie-in to the Beaufort sewer system. The Developer can give your builder details on this requirement.
5. Each waterfront lot will have the ability to apply for and build their own dock and slips. The water is deep enough for a variety of boats and slips to be built depending on what is desired.
6. Gallants Point is proximate to the local general aviation airport. It is situated between the approaches to two runways and is not under the direct approaches. If there is any concern about aircraft noise being an issue, additional soundproofing at the time of construction might be a consideration.
7. The Development might be gated at some time in the future but this is not assured.
8. Each Waterview lot (numbers 8 thru 16) will have a 35 foot slip with a 13,000 pound capacity lift including a remote control included as part of their purchase. Higher

capacity lifts can be installed at a modest additional cost if desired but the length cannot be modified. The slips have been assigned and details can be found in the covenants and dock plans on the website. Individual dock boxes will be allowed but must be approved by the Developer/Architectural Committee.

9. The parking area near the dock is intended to be for short term parking only while using the dock or the slips and will be limited to two days maximum. No overnight boat mooring will be allowed at the community dock
10. Parking will not be allowed on the street and must be provided on each lot. Parking of boat trailers, storage containers are not allowed in the development.
11. Any damage to curb, sidewalk or street as a result of work done on an individual lot is the responsibility of the lot owner.
12. There is an irrigation system with a well at the area of the dock which will be used for irrigation of the common areas and will not be available for use by individual lots.
13. Gallants Point is within the city limits of the Town of Beaufort and is subject to taxes by the Town as well as the County. Regulations and building codes are administered by Beaufort.
14. The HOA will be responsible for maintaining the roads, gate (if any), street lights, and the main dock. Each slip owner will be responsible for their lift maintenance. The HOA Budget will be circulated and added to the website when completed.