

# ARCHITECTURAL GUIDELINES FOR THE DUCHY AIRPARK

*Quality and architectural harmony of the Duchy Airpark are the committee's primary goal.*

These guidelines are intended to provide supplementary information on the requirements to gain approval for any external improvements at the Duchy Airpark as defined in the Declaration of Covenants, Restrictions, and Conditions ("CC&Rs") of The Duchy Airpark of Chapel Hill and the Articles of Incorporation of The Duchy Property Owners Association, Inc. ("DPOA").

All residents, lot owners and potential property owners must be aware of and familiar with the community architectural standards to minimize confusion and violations of these standards while maximizing compliance and understanding. The Architectural Committee ("ARC") regulates the external design, appearance and location of any property as well as any improvements.

## REQUESTING PERMISSION FOR IMPROVEMENTS FROM THE DUCHY AIRPARK ARCHITECTURAL COMMITTEE

**BEFORE** undertaking **ANY** improvements to lots, existing buildings or proposed plans, all requests must be submitted and approved in writing by the ARC. An Architectural Review Request Form is available to assist preparing a submission. All requests, plans, and details should be mailed to:

The Duchy Property Owners Association, Inc.  
Attn: Architectural Committee  
5001 Duchy Drive  
Mebane, NC 27302

## IMPROVEMENTS DEFINED

All buildings, residences, garages, hangars, structures, parking areas, fences, walls, hedges, plantings, pools, driveways, ponds, lakes, recreational facilities, signs, changes in any exterior color or shape, excavation, and all other site work including, without limitation, grading, road construction, utility improvement, plantings or removal of trees, and any new exterior improvements or construction.

## NEW CONSTRUCTION

Submit a blue print showing the exterior views as well as the position on the lot to the ARC.

Include exterior materials to be used as well as exterior color selections.

Provide the contractors' information as well as a copy of their building license.

House garage and hangar must be of similar architectural design.

Materials used must be new. Materials NOT allowed include: asbestos, vinyl, exposed concrete block, cinder block, aluminum siding or similar materials.

No mobile or manufactured home of any kind, or any home having the same appearance is permitted. No temporary building, tent, trailer, shack, garage, or other outbuilding is allowed on any lot.

No used structures are allowed on any lot.

## **SPECIFIC REQUIREMENTS**

### **Land Use:**

All lots shall be used for single-family residential purposes. No lot shall be used as a right of way or street as access to any land not included in the Duchy Airpark except lots 22 and 23, on which there exists a 20' access easement. Only one family may occupy a lot as a principal residence at any one time.

No structure shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling and such garage and hangar used in connection with the dwelling. The garage and hangar cannot be constructed prior to the completion of the dwelling and must comply with the restrictions for the residential dwelling including but not limited to: exterior requirements, setbacks and permanent foundations. A guest suite without a kitchen may be included as part of the main dwelling, but may not be rented or leased unless included in the entire premises. No hangar can be used as a primary residence.

### **Setbacks:**

No house or building may be constructed within 50 feet from the centerline of any taxiway/roadway or within 100 feet from the center line of the runway. For all lots, the side setback is 20 feet, and along the rear line of all lots (the line opposite the front entrance of the dwelling), the setback is 50 feet. A 30-foot clear zone easement shall be established along all lot lines facing taxiways/roadways or the runway, in which no aircraft can be parked and in which no trees or other obstacles higher than 18" are permitted. An 8-foot easement along all sides of all lots and along all taxiways/roadways is reserved for underground utilities, and a 25-foot easement around the entire perimeter of the South Lake is reserved for the benefit of members of the DPOA. The established setbacks can be varied by the ARC on a case by case basis.

### **Driveways and On-lot Taxiways:**

Driveways must be concrete, asphalt, brick or other suitable hard-top surfaces with a minimum thickness of 4". If any driveway or taxiway is to cross a drainage ditch, the lot owner is required

to install all necessary culverts and coverings prior to any other construction on the lot and which must be approved by the ARC.

### **House Size:**

Each house must have at least 1700 square feet of heated living space except lots 10, 11, 12 and 13 where the heated space can be no less than 1500 square feet. The ground floor area of the main structure, exclusive of porches, patios, garage and hangar must be at least 1500 sf. If a dwelling includes a basement, it is not considered a level or story, and the level above the basement shall be considered the first level or story.

All buildings must be erected on a solid foundation of brick or masonry from the ground level to the first floor level.

The maximum height of any residence cannot exceed 24 feet measured from the highest point of the ground under the lowest floor of the residence unless a variance is granted by the ARC before construction.

Each house must include a space for parking two automobiles in an attached covered garage or attached carport built of similar design to the main residence.

### **Hangar Size:**

Each lot must have a hangar if they are to house an airplane. The hangar must be attached to the main house except for lot 35 which may have a separate hangar from the house. No hangar can be placed closer to the runway or taxiways than the main house. All hangars must be fully enclosed and be of similar design as the main house. Each hangar cannot be larger than 1800 square feet except on lots 2, 3, 5, 8, 9, 10, 11, 12, 13, 14, and 40 which may be larger with AC approval.

### **Construction:**

All approved construction must comply with all Alamance County and North Carolina codes.

All structures approved by the ARC must complete the exterior of any structures within one year of the receipt of the Alamance County building permit. Delays caused by war, fire, strikes or acts of god will be accessed by the ARC as far as completion dates.

No traffic, including construction vehicles, except airplanes, is allowed on the runway. No construction traffic is allowed to be parked on any taxiway/roadway or within 30 feet of the center line. No vehicle may exceed a speed of 20 mph on any roadway/taxiway, and aircraft shall have the right-of-way over other vehicles at all times.

Property owners must request a temporary gate code for use by contractors during the construction period which will be deactivated once construction is complete. They are not to use the property owner's personal gate code.

### **Fences, Hedges, Trees, Shrubs, and Turf:**

All fences and hedges need ARC approval.

Fences must be located behind the rear building line of the main house and cannot be more than 5' high. Fences allowed in the front or side areas of the house are decorative wooden fences or split rail fences that are no more than 3' high. The materials must be new. Wrought iron or fences with similar appearance are allowed. Vinyl coated chain link may be approved if at the rear of the property and not visible from any taxiway/roadway.

No fence or hedge can interfere with the use of any taxiway or roadway. See SETBACKS.

Turf, ornamental shrubs or tree repair do not require ARC approval. Removal of trees measuring less than 4" in diameter from 2' above the ground does not require ARC approval. Larger trees may be removed for construction or disease control with ARC approval.

### **Play Equipment:**

All play sets, swing sets, sandboxes, tree houses, basketball backboards and seasonal items such a play pools must be placed so they are not visible from any taxiway or roadway unless they have ARC approval.

### **Pets:**

Animal houses and pens shall be placed so as not to be visible from any taxiways or roadways.

### **Satellite Dishes and Antennas:**

Satellite dishes must be small, inconspicuous and no more than 24" in diameter. Antennas must meet FCC and FAA regulations and shall be no taller than 15 feet. All telephone, electrical and other utility lines must be placed underground.

### **Clothes lines, Signs, and Flag Poles:**

All clothes lines must be out of direct view of any other lot. Screening of clothes lines requires ARC approval. Flag poles less than 15' high are permitted as long as they do not interfere with any taxiway or roadway. No signs are permitted except for temporary "For Sale" or "For Rent" signs that are no more than 20" x 24".

### **Outdoor Lighting:**

No mercury vapor lights allowed. All pole lights must not affect another lot.

### **Air Conditioning Units:**

No window air conditioners are allowed. Permanent through-the-wall heat pumps for hangars may be allowed with permission from the ARC.

**Swimming Pools:**

In-ground pools must have ARC approval and be surrounded by an approved fence. No above-ground pools are allowed except for seasonal play pools that are removed at the end of each season.

**Other Structures:**

No lean-to, enclosure or any other protection can be attached to or placed on any outside wall or roof of a residence without ARC approval.

**THE DECLARATION OF THE COVENANTS, RESTRICTIONS, AND CONDITIONS FOR THE DUCHY AIRPARK OF CHAPEL HILL SUPERSEDES ANY ITEMS NOT COVERED IN THE ARCHITECTURAL GUIDELINES. THESE GUIDELINES MAY BE AMENDED BY THE BOARD OF DIRECTORS OF THE DPOA FROM TIME TO TIME, CONSISTENT WITH THE CONCEPT, GOALS AND GOVERNING DOCUMENTS OF THE DUCHY AIRPARK.**