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Developer:
THE STILLHOUSE GROUP, LLC

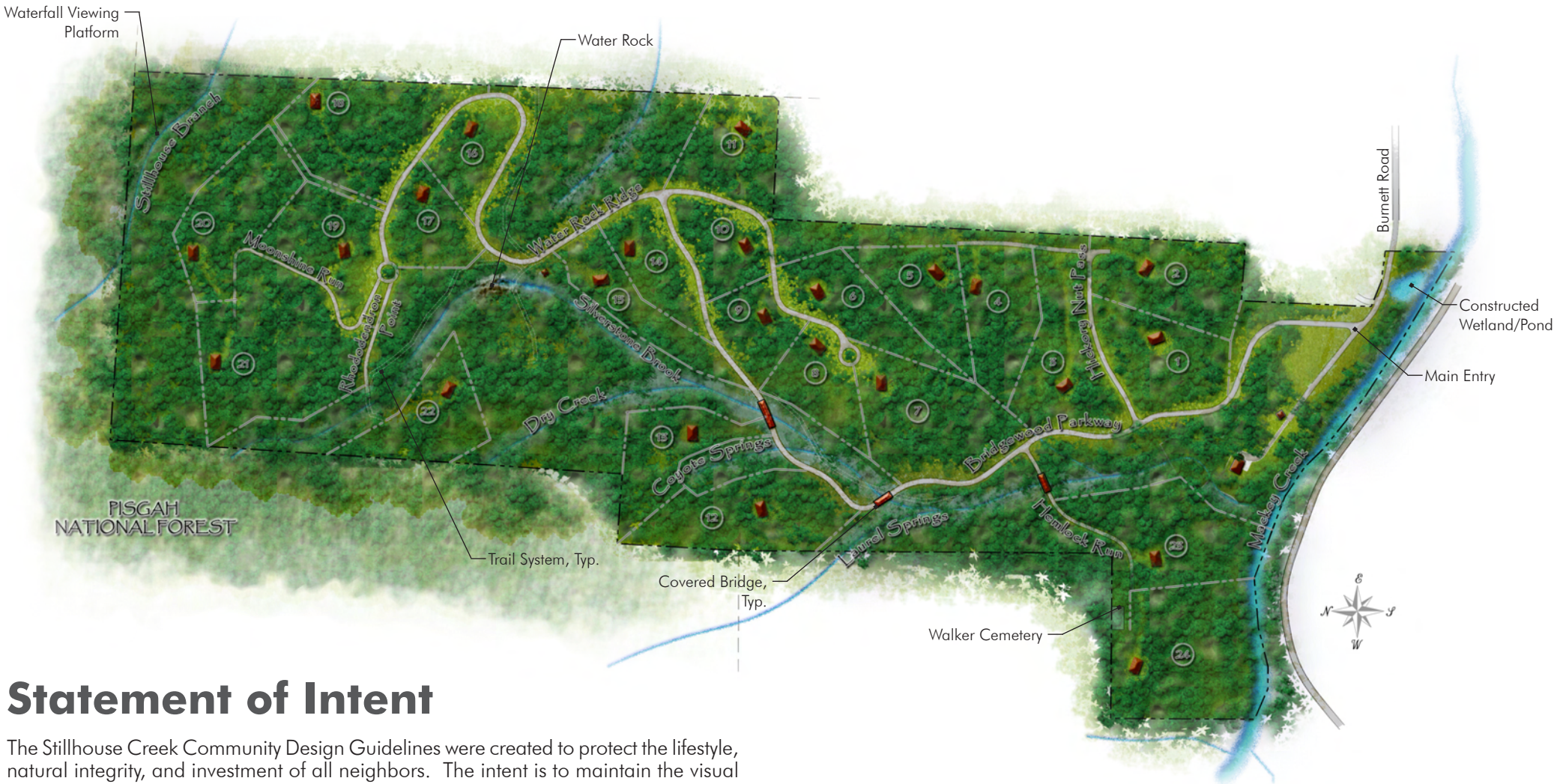
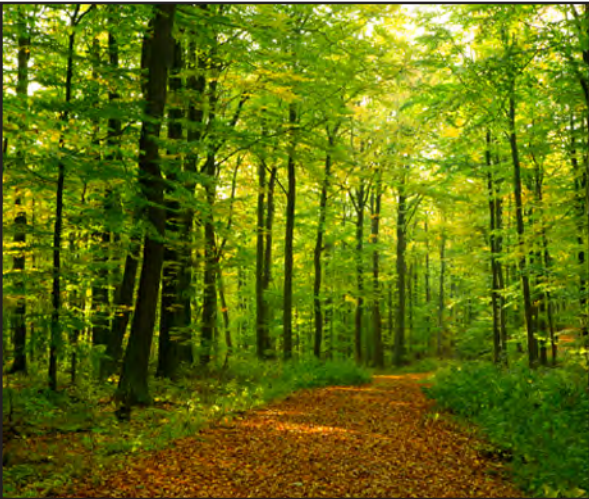
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EQUINOX ENVIRONMENTAL CONSULTATION & DESIGN, INC.

Architectural Guidelines:
DARYL RANTIS ARCHITECTS, P.A.

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Introduction

Stillhouse Creek is an 84-acre sustainable residential development planned and designed to both protect and celebrate the property’s unique ecological features. Here, each homesite provides an opportunity to live among the natural beauty and distinct heritage of mountain living. Stillhouse Creek contains a combination of streams, meadows, forest, and mountain views, while blending its boundaries with the Pisgah National Forest. With three distinct homesite styles, residents will find themselves alongside bold mountain streams, gazing across to distant peaks, and dwelling among the surrounding botanical riches. Open Space has been preserved for the enjoyment of the residents while also providing contiguous ecological corridors for wildlife. This open space adjoins each homesite and provides easy access to hiking trails which meander through Old Growth Forest. As the landscape undulates, revealing the mountain coves, seeps, springs and rock outcrops, it rises from stream to stream producing coves and hollows that give the forest a quiet, secluded feel. Trout fishing also abounds at Stillhouse Creek with additional access to North Carolina Wildlife Resource Commission Delayed Harvest Waters of Curtis Creek located within three miles of the property. Curtis Creek is a public stream managed by the state to produce high angler catch rates. It is one of only seventeen streams in the state and the only one located in McDowell County with this designation.



Statement of Intent

The Stillhouse Creek Community Design Guidelines were created to protect the lifestyle, natural integrity, and investment of all neighbors. The intent is to maintain the visual character of the property by (1) encouraging homesite development that creates environmental and visual harmony with the surrounding landscape and (2) incorporating time-tested, regional architectural design concepts. The Design Guidelines convey the intended development design concept by illustrating appropriate design character and elements to assist property owners, grading contractors, Architects, and Landscape Architects, designers, and building contractors prior to the beginning of the homesite design. While the guidelines are not comprehensive in scope, they will be used by the Architectural Review Committee (ARC) to determine a minimum standard for building and landscape elements. The ARC will have the authority to define and interpret the applicability of any design element contained in the Design Guidelines. The ARC will maintain the authority to grant variances or waivers for any of the Design Guidelines, provided the design is compatible with the intended character of Stillhouse Creek. Each Homesite owner will be required to enlist a professional team to provide the ARC with a preliminary conceptual plan, prior to the design of the detailed plans, illustrating the main design elements of the proposed home development. An estimated timeline of construction may also be required. The main design elements to be addressed for review for all homesites include:

- **Lot Specific Survey** including tree identification and location, as well as location of streams and rock outcrops. Topographic information with a 2’ contour interval minimum is also needed. This work must be completed by a licensed surveyor
- **Site Analysis Plan** identifying the homesite’s key features such as solar orientation, landform, views, and plant communities and other special features. Individual botanical inventories will be required for each lot to protect rare plants and old growth trees which may be on the property.

- **Site Plan** illustrating the house location, driveway access, “construction disturbance zone”, and “zero disturbance zone.”
- **Grading Plan** illustrating grading limits, tree protection measures, proposed septic impact areas, and required retaining wall location and heights.
- **Erosion Control Plan** illustrating all erosion and sedimentation control measures. If disturbance is greater than one acre, a permit through NC-DENR (North Carolina Department of Environment and Natural Resources) will be required.
- **Landscape Plan** identifying all landscape improvements such as site amenities, hardscape, proposed plantings (with plant list), structures, drainage, etc.
- **Utilities and Service Elements Location** illustrating the location of each.

All plans must meet all local, state and federal regulations of the NC-DENR Land Quality Erosion Control Department and the McDowell County, N.C. Building Department; this includes obtaining all applicable construction permits required for home construction and land improvement.

Community Design Concept

Stillhouse Creek Community Design Concept focuses on (1) protecting the property’s natural features and resources, (2) minimizing construction impact through appropriate road design, (3) appropriate home siting to minimize impacts (4) utilizing innovative stormwater management techniques, (5) recycling of tree lumber and debris resulting from construction, (6) providing a blend of homesite types (Woodland, Streamside and Mountain View) and (7) providing amenities designed to celebrate the property’s rustic natural beauty.

Some of the community amenities include:

- Covered Vehicular Bridges
- Mountain Streams and Rock Outcroppings
- Nature Trails with Resting Locations
- Waterfall Viewing Platform
- Picnic Shelters
- Rustic Pedestrian Bridges
- Landscape Enhancements & Restoration
- Trailhead Kiosk and Interpretive Signs
- Community Clubhouse
- Entrance Feature
- Constructed Wetland/Pond
- Trout Fishing
- 25 Acres of Protected Open Space

The Homesites

Each homesite is located adjacent to or in close proximity to the designated open space, nature trails, and the mountain streams running through the property. There are three categories of homesites as distinguished by topography, vegetation and proximity to streams:

Woodland Homesites

The Woodland Homesites feature interior views and privacy within forested surroundings. The plan calls for careful placement of the home and use of appropriate building materials to achieve harmony within the forested setting. The American Chestnut tree once dominated the forest enclosure but these trees were decimated by a blight that virtually eliminated the tree from the entire eastern United States. The forest is now considered an Oak-Hickory Forest containing a mix of hardwood trees such as large specimen White Oak and Northern Red Oak as well as White Pines. Residents will experience a heightened sense of connectivity to their environment as they interact with an abundance of wildlife and woodland habitat.

Mountain View Homesites

The Mountain View Homesites are located at the higher elevations and lower ridges of Stillhouse Creek. These lots offer privacy, Southern exposure, and excellent mountain and valley views. Rhododendron groves, large hardwoods and Hemlock trees contribute to the secluded feel of these homesites. The plan calls for skillful placement of the homes to achieve a harmonious relationship with the forest, mountainsides, and adjacent viewsheds.

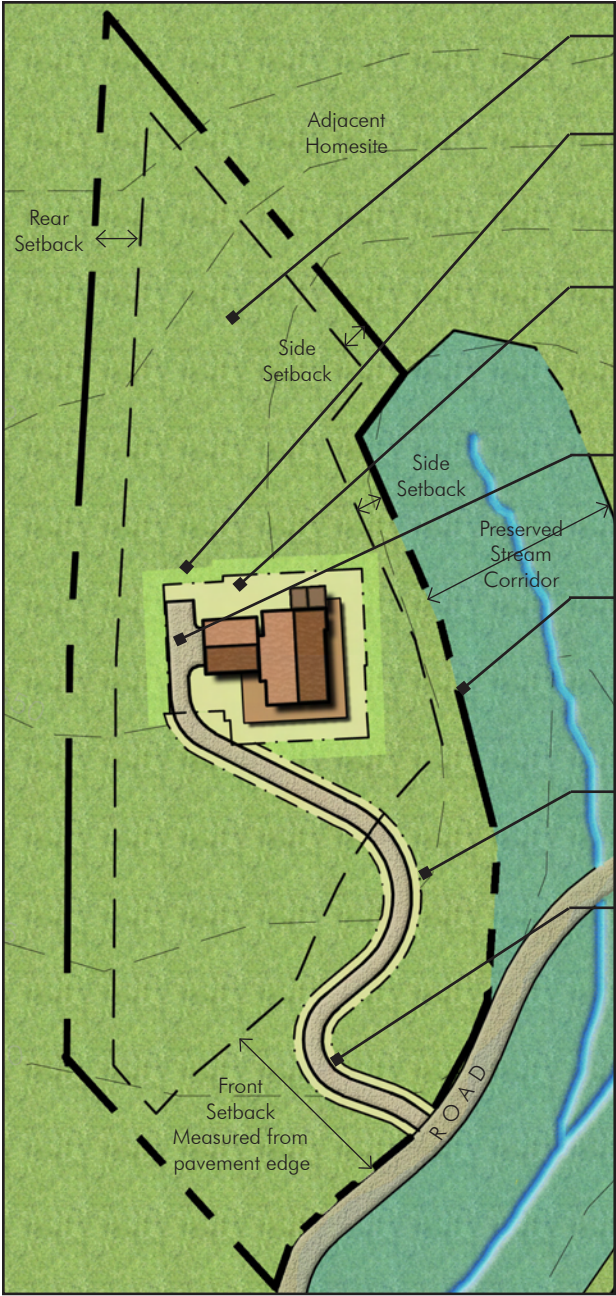
The Mountain View Homesites offer different forest types such as a Cove Forest and Oak Hickory Forest. Many of the property’s largest trees are located at the higher elevations. Above these homesites, the property abuts a Natural Heritage Area with rare Old Growth forests spilling into the Northern reaches of the Stillhouse Creek. Here, some of the best local views are featured and they are framed by these trees - some perhaps older than 150 years.

Streamside Homesites

The Streamside Homesites are carefully situated adjacent to the pristine trout waters of Stillhouse Creek. Stream buffers ensure homes are located to both preserve the quality of these waters and take full advantage of the tranquil sounds of the falling water. Set among the Rich Cove Forests of the property, these homesites feature a lush botanical setting abundant with flora and fauna native to the landscape. In fact, the Rich Cove Forest is the most diverse plant community type in North America.

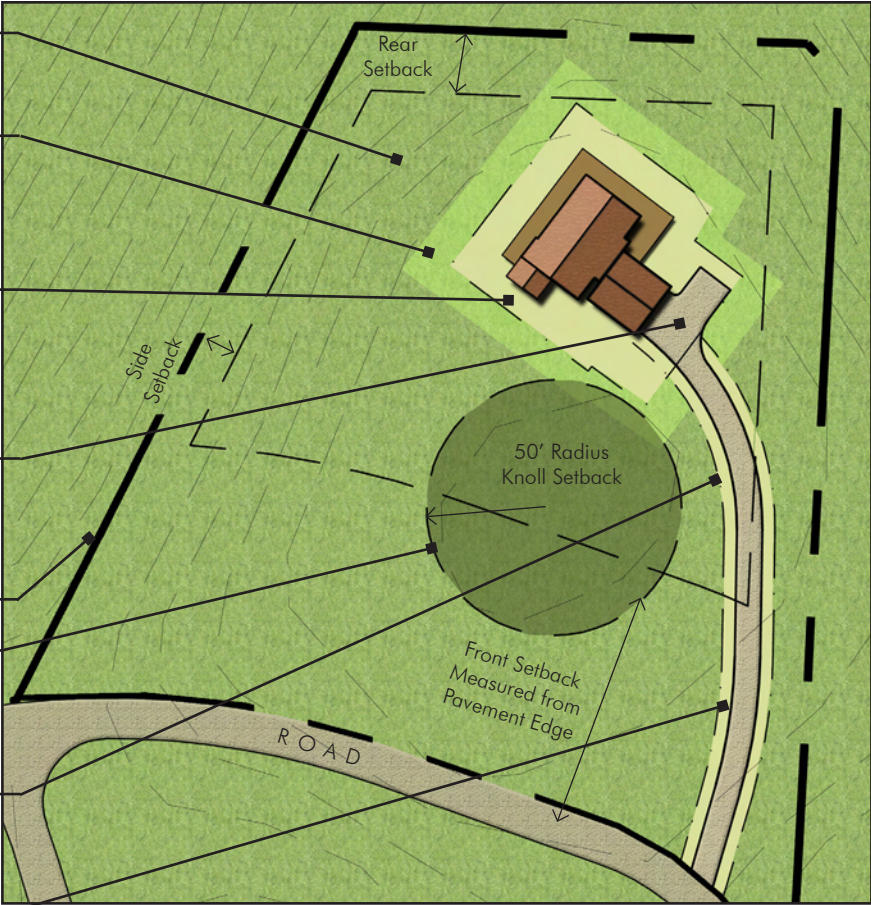


Streamside Homesites



- Zero Disturbance Zone
No existing vegetation shall be removed or disturbed.
- Limited Disturbance Zone
Removal of any existing vegetation must be approved by the Architectural Review Committee (ARC).
- Construction Disturbance Zone
Required clearing for construction shall be permitted within 10' of the building footprint. All efforts shall be made to locate the building to accommodate existing vegetation.
- Construction staging area shall be located within the Construction Disturbance Zone.
- Property Line
- A 50' Radius Buffer will protect the higher knoll tops to preserve views, privacy and elemental buffers for homesites.
- Driveway Disturbance Zone
All grading and impact shall be contained within the allotted space.
- Driveway shall curve to minimize view of paved area. The steeper the grade, the more acute the curve.

Woodland & Mountain View Homesites



- Disturbance zones have been developed to control the amount of impact on the land, protect privacy and limit viewshed impact from neighboring properties:
- Construction Disturbance Zone:* Trees may be removed as required by construction. See diagram for extents.
- Limited Disturbance Zone:* Removal of trees must be approved by the ARC. See diagram for extents.
- Zero Disturbance Zone:* No vegetation may be removed
- Driveway and Landscape Zone:* All efforts should be made to protect existing vegetation. See diagram for extents.

Landscape Design Standards
Homesite Planning

Woodland & Mountain View Homesites

Homes should be located to minimize site disturbance, giving consideration to topography, existing vegetation, drainage patterns, viewsheds and solar orientation. Avoid alteration of natural drainage patterns, tree removal and construction on slopes greater than 20% grade. The location should attempt to minimize the view impact from neighboring homesites as much as physically possible.

Streamside Homesites

Locate homes to minimize site disturbance, giving consideration to topography, existing vegetation, drainage patterns, viewsheds and solar orientation. Avoid alteration of natural drainage patterns, tree removal and construction on slopes greater than 20% grade.

50' stream buffers have been placed on all streams to protect aquatic habitat and water quality. Due to their proximity, streamside homes are encouraged to take special consideration to treat stormwater runoff from driveways and homes before it is released from property boundaries. Proper erosion control is critical for streamside homesites. Trails and benches located sensitively within the buffers will be permitted with ARC approval.

Driveways

Design driveways to complement the lot's natural features. Gently curve the drives to accommodate existing topography and vegetation. Driveway disturbance zones cannot be within 20 feet of the neighboring property line and cannot exceed 20% grade for more than 50 feet.

Driveways shall match paving material of road and not be wider than twelve feet. Impervious surfaces for driveways will be kept to a minimum. Porous paving is acceptable.

Driveway gutters are not permitted and driveways shall not directly contribute to stormwater runoff in streets. Ditches along driveways with checkdams will be needed; use of rip-rap is not permitted.

Utility Equipment & Refuse Storage

Electrical/gas utility meters and A/C compressors will be located at the rear of the house and will be directed away from neighboring houses. Trash receptacles, wood piles, compost bins, etc. will be located out of view from neighboring homesites and streets.

Other Site Issues

Satellite dishes, antennae, clotheslines, and play equipment must be located out of view from neighboring homesites and streets. Propane and oil tanks shall be buried below existing grade. Holiday lighting shall be permitted from mid-November to mid-January only. Ancillary structure design (guest cottages, storage sheds, pool houses, etc.) shall complement the main house design.

Site Disturbance & Clearing

Retaining walls are to be constructed to minimize disturbance.

A 25' Vegetated Buffer, or the specified setback, must be maintained from disturbed areas resulting from road grading, whichever is greater.

Trees damaged or removed without approval from the ARC or the Guidelines will require the home owner to replace the tree(s) on a 5:1 ratio.

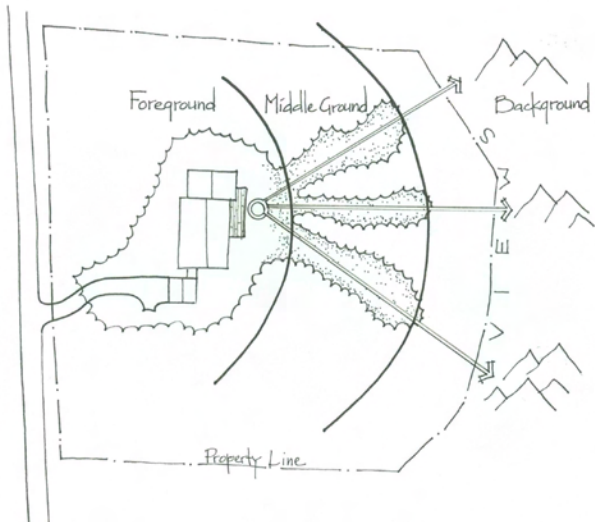
Tree protection fencing shall be used to define the edge of the Limited Disturbance Zone.

A geo-technical survey is recommended for building on any slope in excess of 30%.

Stillhouse Lot Setbacks

Lot no.	Lot Size (Ac.)	Front Setback (Roadside)	Rear Setback	Side Setback	Knoll/Ridge Setback (50 R)	Lot no.	Lot Size (Ac.)	Front Setback (Roadside)	Rear Setback	Side Setback	Knoll/Ridge Setback (50 R)
1	1.97	75	150	20		13	1.56	150	150	15	
2	2.10	100	25	50	Y	14	1.32	50	n/a	15	
3	2.34	75	75			15	1.27	100	15	15	Y
4	1.75	20	50	75	Y	16	1.22	75	15	70	
5	1.53	20	100	15		17	1.25	75	15	15	
6	1.63	15	75	60	Y	18	2.68	200	15	30	
7	2.83	25	200	15		19	1.82	50	75	100	
8	1.28	15	100	15		20	2.06	30	15	100	
9	1.17	15	100	50		21	3.84	150	50	50	
10	1.19	15	100	15		22	1.59	50	75	15	Y
11	1.70	100	30	50	Y	23	2.11	15	75	30	
12	2.35	150	200	50		24	2.98	n/a	200	100	





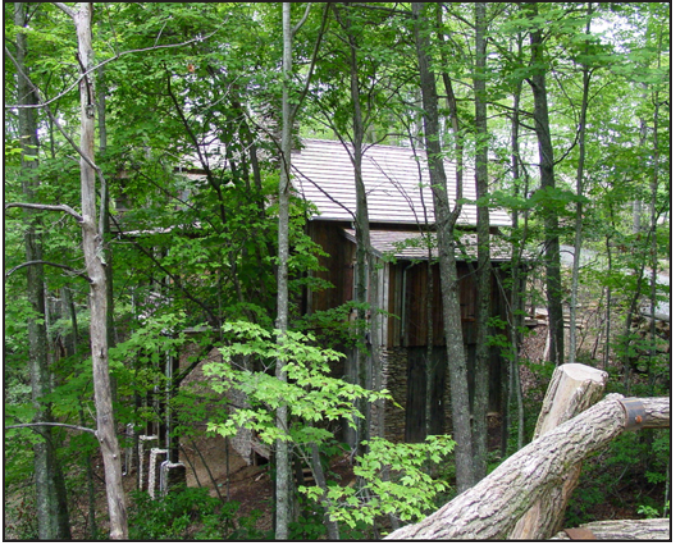
Selective thinning for viewshed enhancement typically occurs in the foreground and middle ground view. Once thinning and pruning to frame views is complete, the scenery in the background will be visible. Viewshed pruning should not increase the house visibility from the street and neighboring properties.



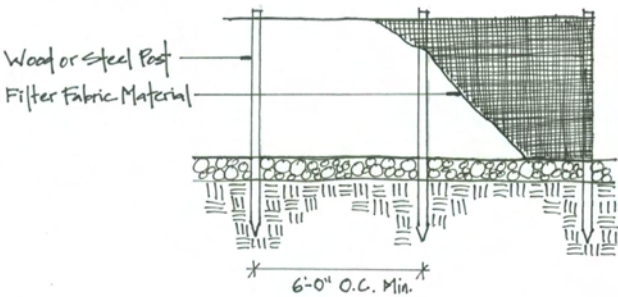
Above and below: Dry Creek Beds or Water Quality Swales can be used to slow the flow of stormwater and allow for infiltration of rainwater into the ground. This system also treats and filters stormwater, improving water quality and minimizing the potential of sedimentation from reaching nearby streams.



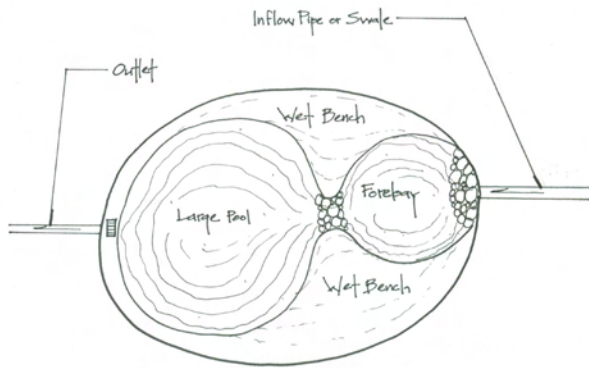
Trees to remain within the Limited Disturbance Zone shall be protected from any damage and soil compaction, and should be delineated with orange construction fencing around the drip line of the trees.



When the natural vegetation is preserved, the ecology of the landscape is not only protected but the homes are secluded and hidden among the forest trees.



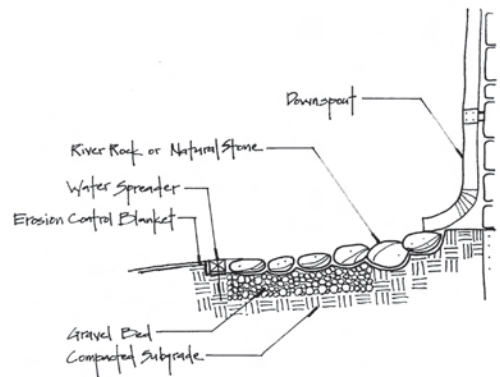
All erosion and sediment control measures such as silt fences shall comply with all local and state regulations. Silt fences must be used along the property line of every homesite during construction. Silt fences will be required to intercept any sediment-laden stormwater runoff and must be properly maintained by the builder and owner during the course of construction by cleaning deposited sediment after half of the fence has been covered.



A Rain Garden is a technique to prevent sedimentation and potential erosion problems, while filtering stormwater generated from impervious areas containing pollutants and chemicals/



This rain garden, enhanced with lush native plants, is both functional and beautiful.



A Water or Level Spreader redirects the flow of water to help prevent erosion problems.

Site Specific Design

Tree Protection & Removal

Young canopy trees (roughly 16" in diameter or less) found within 15 feet of the footprint of the house should be protected. As well, all Oak, Hickory, Sourwood, Red Maple, & Hemlock trees should be protected with tree protection fencing whenever possible. Leave snags (dead standing trees) and cavity trees that are 40' or further from the house for wildlife habitat value.

Trees within the Zero Disturbance Zone may not be removed. Within the Limited Disturbance Zone there are various issues that the ARC will consider when approving trees that can be removed. The following conditions illustrate appropriate reasons for tree removal: any Invasive Exotic Plant found anywhere on the homesite; trees with 50% or more of the area under the drip line disturbed; trees with 40% or more of the root system removed due to construction; trees that show signs of disease or decay; fallen and dead trees; trees leaning more than 15% (except Sourwood); trees greater than 24" in diameter within 5' of the house; large Virginia Pine, White Pine, Silver Maple, Tulip Poplar, and Black Cherry if growing within 25' of the building footprint.

Erosion & Sediment Control

Considerable care has been exercised in the layout and implementation of Stillhouse Creek. Preventative planning efforts for the impacts of stormwater and erosion have been incorporated into the community plan and should be carried into the plans of each individual homesite. Builders and homesite owners will utilize sediment and erosion control measures that prevent stormwater runoff from entering streams, creeks, other water bodies and neighboring properties. During construction, streets must be kept clean of soil and debris. These measures will comply with all local and state regulations. Immediately following construction, all disturbed areas must be reseeded and replanted.

Stormwater Management

Measures must be taken to limit disruption of natural drainage patterns, to increase stormwater filtration, and to reduce water flows into the streams. Stormwater measures include the use of pervious surfaces, rain gardens, dry creek beds, infiltration trenches, constructed wetlands, level spreaders and energy dissipaters. Driveways will be designed to minimize stormwater runoff and erosion. The key is to treat impervious areas adjacent to their sources.

Viewshed Enhancement

Viewshed pruning is prohibited until completion of the house frame so that the main viewing areas can be determined. Viewshed pruning will be limited and subject to the prior approval of the ARC. Viewshed pruning should not increase the house visibility from the trail system, roads or neighboring properties. Immediate pruning to clear viewsheds should be avoided. It is recommended that the homesite be inhabited during at least four complete seasons to determine the necessary areas to prune.

Screening and Buffers

Limiting the views of homes, structures, and other infrastructure elements can help to maintain both the landscape and visual character of homesites. Buffering some less favorable views can enhance the feeling of privacy while framing more desirable views. Existing vegetation on-site can provide a natural screen or buffer and give homeowners the opportunity to "see, but not be seen."

Combinations of both evergreen and deciduous trees and shrubs create a natural screen of various layers and seasonal interest. Use of deciduous trees on sloping topography can have a significant screening benefit, while flatter sites will benefit from use of both evergreen and deciduous plantings to enhance the natural buffers.



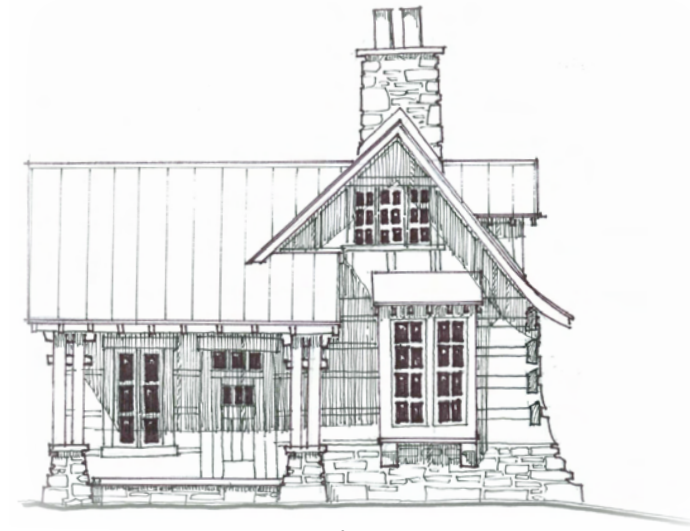
This rustic, traditional home utilizes natural materials and vertical proportions in its window arrangement. A wide front porch maximizes opportunities for connecting to the outdoors.



This country house embraces a rustic feel with traditional half timber construction.



A mountain cottage style incorporates native stone into mass walls and strong vertical elements.



This log cabin integrates the charm of local building materials and historic building techniques.



This home style allows the incorporation of rustic elements such as stone and heavy timbers, while having the flexibility of working with modern elements such as large windows.



This home style allows rustic charm in a more contemporary form which also minimizes the impacts of a building footprint.

Architectural Standards

Construction traditions. Stillhouse Creek Residential Development is looking for architectural continuity through the establishment of a bioregional construction tradition based on historic precedent, heritage and/or modern construction methods. Stick-framed buildings are acceptable but will be discouraged in comparison to thick-walled, high thermal mass construction combined with local heavy timberframe.

The Architectural Standards pertain to the walls, roofs, openings and facades of the buildings, specifying materials and configurations to promote a harmonious visual appeal and functional use. The standards look to local building traditions, vernacular and suitability for the area's climate in their aesthetic. The quality of the whole depends upon each individual building.

Herein are the parameters, within which are options to appeal to many tastes. The provisions may range from liberal to very specific. They are intended to offer a palette of design techniques. The 1930's rustic houses of the Western North Carolina mountains are used as inspiration.

General

1. All traditional building elements must be represented accurately from historic precedent, such as existing structures in the region.
2. Independent architectural eras and styles must not be combined within a single building.
3. Materials, forms and techniques that respond well to the climate of the region shall be used, such as: large operable windows, simple roof lines with an expressed hierarchy, broad overhangs, upper-level rooms built into the roof volume, exterior materials that wrap the entire building, functional front porches.
4. The front porch shall be a functional room a minimum of 8 feet deep that allows circulation and placement of furniture. Living spaces shall be located adjacent to the front porch, rather than stairs, bathrooms or bedrooms.
5. There are no required garages or carports. If provided, garages shall be no more than two-car, detached or semi-detached buildings at the rear of the site, or cars may be housed in rear or side lower level of the house. A porte-cochere may be used on the side of a house. Semi-detached garages should be attached to the main structure by means of a narrow breezeway or hall. The width of which should not be more than 10' 0".
6. Restraint shall be exercised in the use of rooflines, arched windows and other solely visual features that provide no functional value.

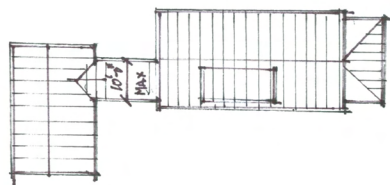
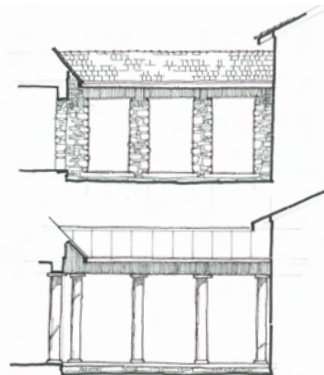


Illustration of breezeway to detached garage. Detached garages offer another solution for home architecture to complement site conditions with less earthwork impacts.



Breezeway openings should maintain pleasing vertical proportions.

Scale and Proportion

1. Every effort should be made to reduce the scale and proportion of the building form, elevation and details so not to have grandiose or ostentatious proportions.
2. No building should be wider than 25 feet and no elevation should be the full 25 feet without a change in form (see diagram). This change in form should be a maximum of 14 feet.
3. Building forms should be broken into several building forms with a main building with detached or semi-detached out structures to feel like a rural cluster of buildings.

Walls

1. Walls shall be finished in the following authentic materials: wood clapboard, board and batten, hand hewn logs with chinking, feathered edge siding, cedar shakes or shingles, pebble-dash, stucco or stone. All masonry brick is subject to ARC approval.
2. Walls may be built of a combination of no more than three materials. They shall only change material along a horizontal line (such as a floor line or gable end). Heavier material should support the lighter materials. All the walls of a single building must be built of the same materials in the same configuration. Wood clapboard and shingles shall be a horizontal configuration.
3. Foundation walls and piers shall be finished with stucco, pebble-dash, stone or brick.
4. Horizontal siding shall be a maximum 6 inches to the weather. Vertical siding should be board and batten of rough sawn lumber and of random width.
5. Shingle sided walls shall be a maximum 8 inches to the weather. There should be no decorative shingles permitted. Shingles shall be hand-split or machine cut. Bark shingles are acceptable.
6. Stucco must be smooth sand finished or pebble-dashed over masonry walls or on framed walls with wood divider control joints of a minimum of 3.5" width.
7. Trim must be clear grade trim lumber and shall be 3.5 inches to 6 inches in width at corners and around all fenestration, except around the front door. Painted trim must be 1-inch minimum thickness.
8. Crawl spaces may be skirted with horizontal wood boards, shingles or framed wood lattice with not more than 1 1/2 inches of space between the boards or wood louvers. Lattice shall be installed between supports. Galvanized hardware cloth may be placed behind the lattice.
9. Colors of all materials shall be submitted for approval by the ARC. Stain or paint should be used to enhance the wood tones. Masonry, smooth siding and trim shall be a light color, which may or may not be the same as the wall color. Wood shingles may be left to age naturally or shall be stained. Wall material of the same type must be of one color.
10. Stone walls must be laid of fieldstone provided locally with a dry stack pattern and raked joints. Most stones must be stacked horizontally with a 1 to 2 minimum ratio. No flag stone is permitted.
11. All stonework must be pre-approved by the ARC. "Stick-on" rock and artificial stone products are prohibited.

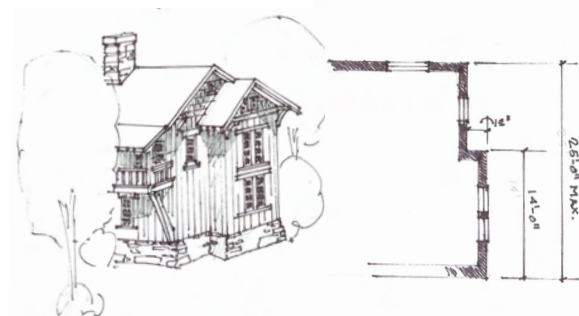
Roofs

1. Primary roofs must be a symmetrical gable or hip with a slope between 6:12 and 12:12. Ancillary roofs should be sheds that are at a minimum slope of 4:12. Tower roofs must be flat or be sloped between 4:12 and 12:12. Flat roofs are only permitted when the facility is occupied and the roofs are accessible from an interior room. Flat roofs must have a railing or parapet wall at a minimum height of 36 inches. Parapets must be horizontal and eaves continuous.

2. Roofs shall be clad in the following: wood shakes or shingles, galvalume, galvanized steel, copper, architectural grade 3 tab fiberglass or asphalt shingles. Earth roofs or green roofs shall be accepted by the ARC. Roof colors shall be gray, charcoal, brown, green or red. All roof materials and colors are to be accepted by the ARC.
3. Rafter tails may not exceed 8 inches in depth.
4. Dormers must be habitable, located a minimum of 3 feet from the side building walls and should have gable, hip, shed or eyebrow roofs. The slope should match the principal structure or shed roofs with a slope no less than 4:12.
5. Roof penetrations for plumbing and HVAC must be located on the back roof slope. Colors of roof penetrations and roof should match; however, with the exception of those made of metal (which may be left unpainted).
6. Skylights must be flat and only mounted on the rear roof slope.
7. When gutters and downspouts are used, they must be made of the following: galvanized steel, pure copper, anodized or ESP aluminum, or PVC. Gutters must be half-round or square, downspouts must be round, and flashing must be copper, lead or anodized aluminum.
8. Copper roofs, flashing, gutters and downspouts must not be painted or sealed; but allowed to age naturally.
9. Rusty metal of false patina is not acceptable.

Doors, Windows and Openings

1. Windows and other fenestrations must be rectangular, double or triple-hung, awning, fixed (under 25sf) per pane or operable casement types with a vertical proportion made of wood (painted) and glazed with clear glass. Storm windows and screens must be integrated with the windows.
2. All window mullions must be true divided light (or simulated divided light fixed on the interior and exterior surfaced with blocking in between); they shall also create panels or square of vertical proportion. Mullions must be a minimum of 3/4" in width.
3. All fenestration trim must be no less than 3 1/4 inches. Bay windows must be made of trim lumber. Corner trim must be no less than 5.5 inches. A 4-inch minimum post must separate multiple fenestrations in the same rough opening.
4. All bay windows must have a minimum of three sides and shall extend to the floor inside and to the ground outside, if located on the ground floor, or be structurally supported by brackets that are a minimum of 3 1/2 inches thick.
5. In masonry walls, the center line of the window sash shall align with the center line of the wall. Masonry should return a minimum of 6" into fenestration.
6. Transoms may be oriented horizontally and must have panes of vertical proportions.
7. Shutters must be operable and of correct size and shape for the window openings. They must be made of rot-resistant wood.
8. All entry doors shall be hinged and constructed of planks or raised panels (or flush with applied trim) which reveals the construction technique. Doors (including garage doors) must be painted or stained wood.
9. Front entry doors must be situated on the front elevation. Double doors are not allowed on frontage. Windows in doors must be rectangular. Arched door openings are permitted in masonry only.
10. Garage doors shall be no wider than 9 feet in width. Garage doors must be painted or stained. Garage doors must not face the front of the house.



Change of form per 25' of horizontal surface.



Material changes are to be broken by a horizontal line. Heavier material should be utilized on lower portions to convey a solid foundation. Also noted in this image is a smaller footprint home which can minimize impact on natural ground forms.



Windows with vertical proportions.



Opened shutters should be proportioned to cover windows.



Grouped windows are to be separated by minimum 4" mull.



The Shingle Style derived home demonstrates appropriate massing, material palette and detailing.

Other Building Elements

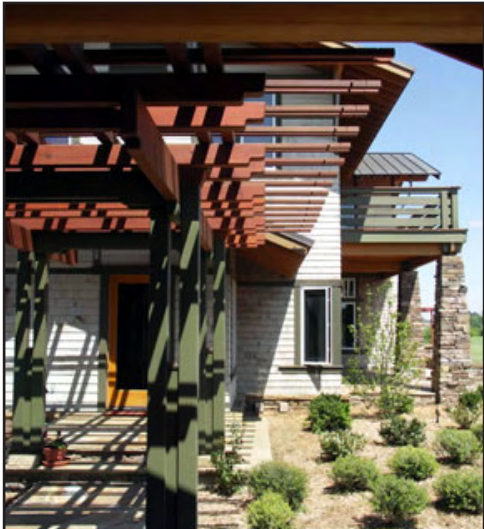
1. Chimneys must be capped to hide spark arrestors. Fireplace expressed on exterior walls must extend to the ground. Chimneys shall be finished with stone or brick. Flues for wood-burning stoves shall be metal. No zero vent fireplaces should be used on exterior walls.
2. Piers and arches must be stucco on masonry or brick and stone.
3. Porches, columns, posts, spindles and balusters shall be made of wood, stone or forged steel. Porches may be enclosed with screens or glass for a maximum of 20% of their length; however, glass enclosures are not permitted on fronts. Porch ceilings may be enclosed with painted wood; exposed joists shall be stained. Porches must be at least 18 inches above entry drive elevation.
4. Metal elements shall be unpainted galvanized steel, anodized or ES aluminum, marine-grade aluminum, or wrought iron or forged steel with powder coating.
5. Screened porches must have screens framed in wood installed behind framed railings. Posts must be no less than 6 inches by 6 inches except at outbuildings. Railings must have horizontal top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section and shall be sloped on

horizontal surfaces to repel rain and moisture. Top and bottom rails must be centered on the pickets. The openings between spindles or balusters must not exceed 3 inches.

6. Round columns, if provided, must be bark-stripped logs a minimum of 10 inches in diameter.
7. Porch piers of masonry construction must be no less than 16 inches by 16 inches.
8. Arches in masonry construction must be no less than 12 inches in depth and should appear to be self-supporting.
9. Arcades and breezeways must have vertically proportioned openings (see diagram).
10. Shutters must be wood, painted or stained and operable and will be proportioned to cover windows.
11. Brackets must structurally support balconies, wall offsets, bays, eaves or roofs which cantilever.
12. Spotlights attached to building walls or roof eaves are not permitted.
13. Solar greenhouses are permitted and glass openings shall be consistent with the style of the house. Greenhouses should be located on side or rear of building. Exceptions will be granted by ARC if orientation is problematic. In either case, the solar greenhouses should not be more than 30% of the front porch or obscure the entry to the house.
14. Wood elements must be painted or stained with an opaque or semisolid stain, except walking surfaces, which may be left natural or acid stained concrete.
15. Crawl spaces shall have openings with decorative vertical metal bars, grates, vertical brick or stone. Wire mesh behind the bars, brick or stone is permitted. Stucco trim articulations shall be subject to approval. An accent color, for items such as the front door and shutters, may be used subject to approval.
16. Solar panels shall be flat mounted to the roof line and are to be framed with a trim profile of no less than 5 1/2 inches by 1 1/2 inches (see diagram). They shall be arranged in a rhythmic pattern and should be located on side or rear elevations when possible.
17. The following items: panelized materials, keystones, quoins, window air conditioners, above-ground pools, antennas, direct vent fireplaces, and any faux materials are not permitted.



Appropriate scale, proportion, detailing, window groupings and materials provide a successful design that captures essence of English Arts and Crafts.



By responding to site influences and the use of natural materials, this otherwise modern house provides an appropriate design solution.

Decks, screen porches, and balconies all reinforce a connection to the outdoors. The dark color palette provides a complimentary addition to the site.

The Shingle Style derived home demonstrates appropriate massing, material palette and detailing.



Native plants such as this Cardinal Flower should be used to reflect the natural character of the landscape.



This home is carefully tucked into the woodland edge and the wildflower meadow adds seasonal color and interest along the front of the house. This landscape character is an appropriate substitute for manicured lawns.

Landscape Patterns & Materials

The landscape design should use native plantings and materials that reflect the natural patterns, character, forms and colors of the Blue Ridge Mountains. Materials and structures should also blend into and reflect the rustic, natural qualities of the existing forest. Use of a pre-approved Landscape Architect/designer is required.

Building Site Elements

1. Location of fences in front yards shall be reviewed by the ARC to accommodate existing trees, slopes, driveways and adjacent fencing, if any.
2. While fences can make good neighbors, careful planning can utilize the natural buffers of a site such as vegetation or topography to create privacy. However, if needed, fence colors shall be natural or that of the wall or trim of the house. Wood fences may have wood or stone piers.
3. Gates on garden walls should be wood or iron. Garden walls shall not be perforated with pre-cast elements. Walls shall have a dry-stack look.
4. Retaining walls shall be built of stacked stone or boulders with 12 inches minimum thickness and 6' maximum height. Walls constructed over 4 feet in height shall be approved by a certified engineer.



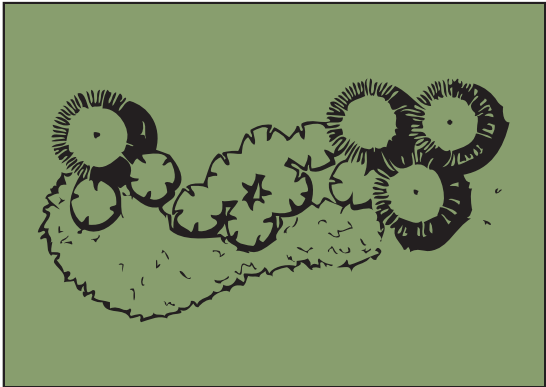
The natural forest patterns of the Blue Ridge Mountains are comprised of multiple layers including the ground layer, shrub layer, understory layer, and canopy layer.



Stone is an appropriate landscape material for retaining walls, steps, and patios.



The naturalistic design approach minimizes the use of lawn and instead uses woodland wild flowers and groundcovers, mulched paths, and other materials that are not maintenance and chemical intensive.



For a naturalistic appearance, plant in "drifts and masses". Using the drift approach, an individual species is planted in a higher density in the center but with more widely spaced individuals "trailing away". As one species diminishes in density, a second or third species increases.

5. Decks shall be located in rear yards only and painted or stained. Walking surfaces should utilize natural materials.
6. Certain items may be permitted in rear yards if not visible from the street: clotheslines, satellite dishes, permanent cooking grills, permanent play equipment, swimming pools, and hot tubs.
7. HVAC equipment, utility meters, trash container enclosures and other service connections shall be located at rear walls or side walls if behind a chimney or other building projection and shall be shielded from public view by evergreen shrubs. Outdoor condensers are to be located in rear and away from neighboring houses.
8. Patios and walkways shall be flag or stepping stones, fine gravel or brick.
9. Patios and stoops shall have horizontal surfaces of brick, stone, or possibly stamped and colored concrete upon review.
10. Driveway aprons shall be semi-pervious brick, stone, concrete pavers or tar and chip. Concrete wheel strips or flagstone for driveways are permitted.

Plants

Use native plants and avoid using invasive, exotic and introduced plants. An approved plants lists is available from the ARC. Lawn areas, if desired, will be permitted adjacent to the house, and shall not exceed 900 sq.ft. in the Woodland or Mountain View Homesites and should only fall within areas of necessary disturbance.

Retaining Walls, Paths, Patios

Appropriate materials include organic materials such as wood rounds, mulch, decomposed granite, and natural stone. Inappropriate materials include decorative pavers, colored mulches, and keystone pavers.

Decks, Fences, Arbors, Pergolas

Appropriate materials include stained wood, locust (and other natural insect/rot resistant wood) and recycled materials. Brightly colored materials as well as chain link or picket fencing are not appropriate. If fencing is used, it is recommended that it is used in the backyard only and may not exceed 5' in height. Vinyl coated chain link fencing may be acceptable with ARC approval.

Landscape Lighting

Stillhouse Creek is nestled at the toe of the Pisgah National Forest. This location offers relatively pollution free night time visibility. To preserve these evening views, certain lighting considerations should be practiced.

Light fixtures may be used along driveways and paths, but should not exceed 24" in height and shall not be spaced closer than 25 feet apart along driveways. The use of non-shielded "security" type lights and floodlights will not be permitted. Gas lanterns may be used as well as solar lighting.

Landscape & Garden Art

Garden and yard art, if visible from public spaces, shall fit within the context of the community and may be subject to ARC approval. Bird houses and other features should be kept to a minimum in the front yard.



Appropriate colors include muted earth tones that blend with the natural environment. The colors of these stone landscape features illustrate appropriate colors and materials.



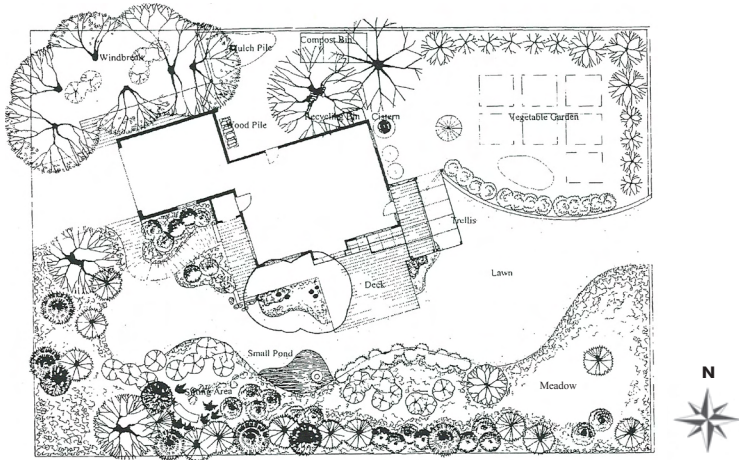
This arbor is constructed from Locust wood and has a rustic quality. This character and the appropriate use of materials such as Locust is encouraged.



Light fixtures should have low cut-off angles that do not exceed 45 degrees at the top of the fixture to direct light downwards. This helps to prevent reflection and glare of light onto other properties and to preserve quality night sky viewing.



A decomposed granite patio with wood railing and wood chairs set within the forest fit nicely into the surrounding landscape and illustrate appropriate materials for patios.



This plan view illustrates how a home can be oriented to the south to maximize southern exposure for day lighting and solar gain. As well, this plan combines the elements of a sustainable landscape.



During winter, the sun reaches far inside the house, due to its low angle. The deciduous trees are leafless, allowing approximately 50% of the sun's rays through to heat the house. During summer, up to 96% of the hot summer sun's direct rays are blocked by deciduous trees planted around the south-southwest sides of the house.



Stormwater retention areas can help store and treat runoff while creating an aesthetically pleasing landscape feature.



Sustainability

Sustainability is defined as a process that can be continued indefinitely without degrading the environment. This holistic, long-term approach balances economic, social, and environmental influences on a local, regional, and global scale. Sustainable design, also called “green building”, is a broad term for the design and construction of energy and resource efficient, durable, healthy buildings that have minimal impact on the environment. There are three primary issues to consider with sustainable design:

Environmental Consequence

- Analyze natural systems and surrounding infrastructure that affect growth and development
- Identify sensitive habitats and areas of protection
- Utilize readily available or local resources and materials
- Consider the life cycle assessment of products and materials
- Use energy, water, and materials efficiently

Humanistic Response

- Design with a sense of when and where we are (Sense of Place)
- Connect inhabitants with various light stages of the day and visual connection with outdoors (N, S, E, W and time of day)
- Create a healthy indoor environment
- Design for humanity and the individual

A sustainable landscape can improve water quality, lower energy use and resource consumption, reduce waste, provide wildlife habitat, or produce food. While many principles of “sustainable” landscape design are imbedded within the previous required guidelines such as the use of native plants and limiting the amount of lawn, the following recommendations expand and build upon the concepts of sustainability.

Edible Landscapes

Producing food by using native edible plants and a garden containing vegetables, vines, and fruit trees can provide homeowners with a supply of fresh food. These plants can be integrated into the landscape and do not have to be planted in a traditional square vegetable garden but can be interplanted among native perennials, shrubs, and trees. Vegetable gardens are encouraged.

Water Collection

Storing rainwater in rain barrels and underground cisterns to irrigate the landscape and vegetable garden can significantly reduce the usage of well water. “Graywater” is water collected from showers, washing machines, dishwashers, and air conditioning systems and can also be collected and reused for landscape irrigation. Graywater systems should meet all state and county regulations.

Energy Conservation

Energy conscious design can reduce heating and cooling costs and create comfortable environments that are buffered against harsh weather. Solar heat gain, wind speed, and wind direction are affected by topography and therefore vary from one homesite to another. Each homesite has a unique setting and the following strategies should be evaluated for their effectiveness on a case-by-case basis. They include solar orientation, placement of trees to block winter winds and summer sun, and placement of trees to help cool a house. In addition, a significant energy savings may result in shading the AC unit of the home. If solar panels are being used on roofs, do not block solar access to the photovoltaic system. If landscape lighting is desired consider using solar, halogen, and other energy efficient lights.

Green Building

The growth and development of our communities affects our natural environment. How and where we build are two of the most important factors that impact our future. The manufacturing, design, construction, and operation of the buildings in which we live and work are responsible for the consumption of many of our natural resources. However, simple design and construction techniques can be applied to considerably reduce the negative effects of construction and development.

Green building techniques must be an integral part of the overall design and construction process. Various factors that influence this process should be taken into consideration including functional requirements, existing site conditions, availability of resources, and other local, regional, and global environmental issues. A systematic approach that incorporates these factors into the entire decision-making process allows for a more environmentally conscious building and landscape.

Building Design

- Orient building appropriately for topography and solar exposure
- Use efficient space planning
- Design for renewable energy use

Site Design (As previously discussed)

- Protect trees and topsoil during sitework
- Rescue/harvest on-site native plants for use in finished landscape plantings
- Treat stormwater on site
- Employ sediment and erosion control techniques
- Incorporate permeable surfaces into designs
- Use native plants and existing landscape; Avoid invasive plants; Limit exotic species

Building Envelope

- Use high insulation values
- Install high performance windows
- Use air sealing construction techniques

Energy Efficiency

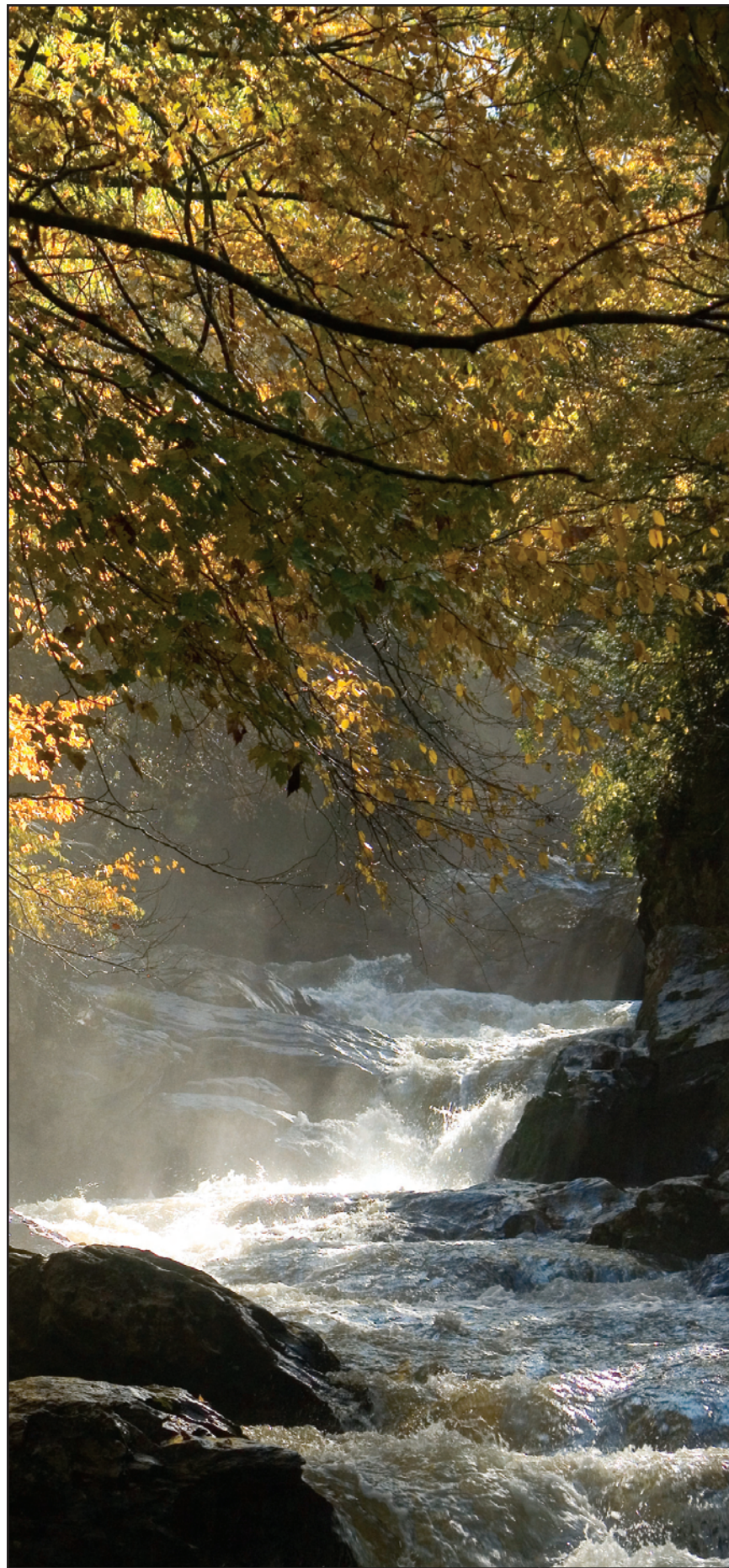
- Use high efficiency mechanical equipment
- Install high efficiency lights and appliances
- Provide appropriate roof overhangs and sun-shading devices
- Orient building to maximize solar mass exposure to sunlight

Materials & Resources

- Use local or regional sources
- Incorporate durable, low maintenance materials
- Choose low embodied energy materials such as stone and wood
- Minimize construction waste
- Use certified or reclaimed wood
- Use recycled and recyclable materials

Indoor Environment

- Create a healthy indoor air quality
- Provide ventilation and fresh air supply
- Use least-toxic finishes and materials
- Incorporate natural light throughout the building



A Few Words About The Developer

Stillhouse Group LAND ACQUISITION & DEVELOPMENT

ecological corridors for wildlife. "This is not the most profitable way to develop a tract of land", says Boyd candidly, "we are cognizant of that fact. But we decided early on to minimize our impact on the environment. We chose responsible stewardship over return on investment". The partners share a keen sense of obligation to the inhabitants of their communities, "...especially those who were here before us" says Boyd, referring to the abundant fauna and flora which thrives within the boundaries of Stillhouse Creek. Depending on the success of initial developments, The Stillhouse Group plans to eventually build self-sustaining communities with alternative and renewable power sources. The partners share a strong belief that, if you do the right thing, the profits will come in due time. Thus their motto; "Founded by vision - guided by conviction".

GARY E. POOL

Growing up in a less-than-vibrant economic environment in the late fifties and early sixties, Gary Pool learned the value of a hard days work at an early age. In his pre-teen years, Gary loved to help his father deliver milk house-to-house for Burke Farmer's Dairy.

In 1968, Gary began working as an apprentice for Swan Webb, one of the area's most respected custom builders. It soon became evident that Gary had a natural talent for working with wood and, in short order, he had worked his way up to the level of finish carpenter. He loved this line of work, soaking up all the knowledge he could, and dreamed of one day starting his own custom home building company.

Gary left the building trade for a short period, again working with his father who, by this time, was involved with select-cut timber harvesting. "I guess that's when I really learned to appreciate our natural resources", Gary says. "We worked hard to leave the land in better shape than we found it - to minimize our impact while maximizing the yield of the timber we cut". During this period, at the young age of twenty-two, Gary built his own home from the ground up.

Gary soon returned to the building trade, working off and on for several general contractors, including England Builders. After a while he felt it was time to spread his wings. He applied for and obtained a license from the North Carolina Licensing Board for General Contractors and, in 1979, he started his own construction company.

Over the next decade and a half, Gary developed a solid reputation as a high-end custom builder whose word could be trusted. By the early nineties, he was known as one of the most talented and knowledgeable builders in the area. So much so that, in 1991, he accepted a full-time position teaching light construction at McDowell Technical Community College. However, Gary's love for hands-on custom building beckoned him back to the profession and, in 1995, he left McDowell Tech and has been running his own company ever since.

As a life-long resident of McDowell County, Gary has a profound respect for the beauty of his surroundings. He and his new bride, Kathy, have deep roots in the Blue Ridge Mountains. Those roots continue to grow stronger with every passing year.



BYRON V. BOYD

Born and raised in the mountains of Western North Carolina, Byron Boyd has always been at one with nature. As a young boy, he spent many afternoons exploring the hills that towered over his childhood home. "I always wanted to know what lay beyond the next ridge", says Byron.

As a pre-teen, Byron enjoyed summer breaks when he could go to work with his father, who co-owned a grading business and gravel company. "I was fascinated with my dad's ability to master any piece of heavy machinery", Byron remembers. As a teenager working weekends and summers for a building stone production and sales company, Byron gained invaluable experience working in every area of a rapidly-expanding company.

After high school, Byron spent some time working as an apprentice for a local custom builder, but soon grew restless and moved to Raleigh, NC to explore other opportunities. Shortly thereafter, he hired on as an Engineering Technician with Wilson Engineering, a geotechnical engineering and consulting firm based in Research Triangle Park. He stayed with Wilson, (which was eventually acquired by ECS, Ltd.), for nearly eight years, rising through the ranks to Senior Engineering Technician. During this time, he conceived and deployed a new division which focused primarily on engineered foundation systems.

In 1995, Byron left ECS to accept a position as the Construction Manager for Preston Development, one of the region's top developers. Simultaneously, he and a partner started a hardscapes supply company near Research Triangle Park. Within a year, the rapid growth of the start-up forced Byron to leave his job with Preston to run the company full-time. For the next few years, the company enjoyed phenomenal success and, in 1998, was acquired by Luck Stone Corporation, headquartered in Richmond, VA. Byron stayed on for a while to help coordinate the transition, but left the company in the latter part of 1999.

The following year, Byron and his wife, Dina, moved back to Western North Carolina, and in 2002, their daughter, Alexis, was born. Byron now co-owns several companies including Chestnut Ridge Log Cabins and The Lake James Trading Company. Dina is a co-owner of Carolina Mountain Real Estate. Alexis attends Oak Hill Elementary. "Moving away was a rewarding experience", says Byron. "But this is home and it's great to be back".





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