

ACC Architectural Guidelines for Twin Harbors (Revised 1/27/2024)

Twin Harbors was planned to be a distinctive waterfront community with homes located on Owens Pond (north and south) and the Chesapeake Bay. To develop and maintain a desirable neighborhood and to protect the waters around it to uphold our charter, coordination of site design, home design, auxiliary buildings, alterations to existing structures, and landscaping is paramount.

The purpose of the Architectural Control Committee (hereafter referred to as ACC) is to create a community in which individual taste is not sacrificed, but blended in such a way to protect overall property values and overall aesthetics. These guidelines are in support of Article III ARCHITECTURAL CONTROL COMMITTEE of the Twin Harbors Declaration of Protective Covenants. Sections of Article II are repeated here for consolidated information, along with historical customs applied to the community.

Definitions: “Dwelling” shall mean and refer to a single family home located on a lot.
 “Lot” shall mean and refer to any unimproved or improved building lot shown upon any recorded subdivision plat of the Community

The following list highlights specific recommendations, restrictions, and requirements which are followed in Twin Harbors. Reference of “DPC” refers to the Declaration of Protective Covenants of Twin Harbors.

- 1) **ALL** clearing, driveways, structures of any size, outdoor pet enclosures, kennels, inground pools, flagpoles, solar panels, wind energy devices, signs, hardscape plans and building alterations for any lot must be approved by the ACC **prior** to work being initiated. The ACC may restrict the clearing, grading, tree removal, or construction activity on any lot to maintain and preserve the resources in Twin Harbors, and uphold the requirements of the Chesapeake Bay Act.
DPC: Article II, Section 2, Section 3, Section 8, Section 21; Article III Section 2; ACC Guidelines
- 2) Site plans for new construction and alterations must be drawn to scale for submission. The applications for New Construction and Alterations provide detail on steps and materials to be submitted. *DPC: Article III, Section 2; ACC Application Form*
- 3) Wooded lots will endeavor to preserve mature hardwood trees and preserve wooded buffers around the lot as much as possible in their site plans. Lots 4,5,6,7 shall not clear within the wetlands shown on the Community Plat. *DPC: Article II Section 21; ACC Guidelines*
- 4) Driveways must have VDOT approved, concrete culverts installed prior to clearing and construction. Finished driveways must be crushed gravel, stone, permeable pavers, asphalt, concrete or other hard surface as permitted. No natural ground driveways are permitted. *ACC Guidelines; ACC Application Form*
- 5) Each lot may have one, detached, single family primary Dwelling not to exceed 2.5 stories in height. Lots 11-43 and 58-81 shall have a minimum enclosed living area of no less than 1500 SF. Lots 1-10, 44-57 and 82-86 shall have a minimum enclosed living area of no less than 1250 SF. These are exclusive of open porches, basements, decks, garages, and carports. *DPC: Article II Section 2*
- 6) Exterior construction of structures must be completed within 6 months of initial construction date. *DPC: Article III, Section 5*

- 7) Each lot may have a one story accessory building not to exceed 200 SF (shed). Sheds are not permitted on lots prior to the primary Dwelling being built. *DPC: Article II Section 2; ACC Guidelines*
- 8) Additional accessory buildings of 200SF or more may be approved on a lot-by-lot basis, to include garages, workshops, guest quarters, etc. *DPC: Article II Section 2, Section 3; Article III Section 2*
- 9) Attached or detached Guest Quarters not to exceed 1,000SF of heated area, excluding decks or porches, may be permitted on a lot-by-lot basis. Guest Quarters may not be constructed before the Primary Dwelling. *DPC: Article II Section 2, Section 3; ACC Guidelines*
- 10) Detached or attached Garages may be built 1 year in advance of the main residence for **storage of materials only**, even if living quarters are incorporated into a detached garage. *DPC: Article II Section 3*
- 11) All accessory buildings (garages, guest homes, etc) shall be substantially uniform with the exterior design, colors and materials used for the Primary Dwelling. A shed will ideally be the same exterior materials, but at a minimum must be similar to, and blend with, the primary dwelling and other structures on site. Conformity or variance will be determined by the ACC. *DPC Article II Section 3; ACC Guidelines*
- 12) Site locations for sheds, kennels, and other small buildings must be approved by ACC. *DPC Article III Section 2; ACC Guidelines*
- 13) Easements for utilities are defined for all lots. Fifteen (15) feet in width along all roadways and Twenty (20) feet along all side and rear lot lines. *DPC: Article II Section 17*
- 14) Setbacks for all lots: Fifty (50) feet from street right of way line. Minimum Side yard for structures shall be Fifteen (15) feet . Structure setback from rear line is Twenty-five (25) feet. Waterfront lots must adhere to setbacks required by the Chesapeake Bay Act. Lots 4,5,6,7 shall not build within the wetlands shown on the Community Plat. *DPC: Article II, Section 4*
- 15) Foundations may not be exposed concrete block – they may be stucco, brick, stone or parquet block. *DPC: Article II Section 12; ACC Guidelines*
- 16) All front steps must have closed risers. *ACC Guidelines*
- 17) Minimum roof pitch allowed is 4/12. *ACC Guidelines*
- 18) Color palettes are not limited to a list; they will be considered against surrounding homes and the neighborhood in general. Extremely bright, jarring or reflective colors/materials may not be approved. *ACC Guidelines*
- 19) No specific architectural styles will be imposed; each plan will be reviewed individually and approved or denied on its own merit and its fit to the neighborhood. Home plans will not be repeated on adjacent lots unless the colors and exterior facades are substantially different in appearance. *ACC Guidelines*
- 20) Portable toilets and appropriate trash receptacles will be required during all construction and addition/renovation work. Presence on site will be limited in time to match the project. Portable dumpers brought in solely for emptying materials from a home may stay onsite for no more than 3 months. *DPC: Article II Section 9; ACC Guidelines*
- 21) House numbers will be assigned by the County according to Northumberland County's 911 system. *ACC Guidelines*

- 22) Above ground pools are not permitted. Kennels and enclosures will be approved on a case by case basis. Inground Pools must be fenced with material that blends with the Architectural style of the dwelling and buildings. *ACC Guidelines*
- 23) Fencing: No chain link will be permitted except for certain pet enclosures and tennis courts. A fence height of maximum height of 5' for split rail, board, rail, wrought iron and other 'open' styles will be considered lot by lot. Stone will be considered. Mesh that will blend with the fencing may be permitted on the inside of these fence styles to contain smaller pets. Smaller sections of screening fence for trash cans, lawn equipment, AC units, etc. may be stockade style and up to 6' high with permission of the ACC. No fencing which blocks water views from adjacent lots will be permitted. *DPC: Article 11 Section 19; ACC Guidelines*
- 24) Prohibited to be placed on lots: mobile homes, trailers, buses, campers, all-metal homes, all-cinderblock homes, all-concrete homes, tents, yurts, temporary structures, platform tents or derivatives of the forgoing. *DPC: Article II, Section 5, Section 12' Article III Section 2*
- 25) Plans for Solar Panels, wind turbines, satellite dishes and communication devices, and flagpole structures must also be reviewed by the ACC. The ACC may approve or deny on a site-by-site basis. *DPC: Article II Section 11; ACC Guidelines.*
- 26) Waterfront lots may not block or impede water views of neighboring waterfront lots with kennels, fences, watercraft storage, landscaping or other obstructions. *DPC: Article II Section 10; ACC Guidelines*
- 27) "Signs" include estate style signs, and owner/lot signs (as well as temporary signs such as political signs). Art installations that include this information may be permitted. Before commissioning or purchasing an entryway piece it will need to be approved. THHA allows professional Realty signs on lots. *DCR: Article II Section 13.*
- 28) Road Damage caused by lot owners, their contractors, or guests of owners is the responsibility of Lot Owners to repair, if VDOT will not repair. *DPC: Article II Section 18*
- 29) Docks, stairs to water, swim platforms, etc. require approval by the Twin Harbors Board of Directors and shall fall within the Dock Guidelines issued by the THHA. *ACC Guidelines.*