

Bluewater Cove Homeowner's Association,  
Inc. Request for Improvement and/or  
Construction Architectural Guidelines &  
Procedures

To request a letter of approval for improvement or construction from the Architectural Review Committee (ARC), submit the following to any member of the ARC (contact information is on the bottom of this letter):

The Permit Package

1. A damage deposit check for \$1,000 made out to the Bluewater Cove HOA. This deposit will be returned once the ARC has verified that all construction is complete and that any damage to HOA property has been properly repaired by the requesting lot owner and/or by his agent.
2. Zoning approval from the County of Carteret, phone (252)728-8545.
3. CAMA permit from the Morehead office if any work is to be performed within 30 feet of the shoreline or other Area of Environmental Concern, phone (252) 808-2808.
4. Carteret County environmental permit showing the septic field plot and repair areas for the system.

Building Plans and Specifications

1. Site plan for the entire lot showing the location of all improvements with proposed setbacks, septic field locations, and impervious areas. Built upon area and all other impervious areas of paving, and landscaping (impervious does not include uncovered and open wood decking) are limited by the Department of Water Quality as follows:

Lots 22 & 23 – 10,000 square  
feet All other lots – 4,574  
square feet

2. Two complete sets of building plans and specifications. One copy will be returned to the owner/agent with the ARC approval letter and the other set will be retained by the ARC. Minimum square footage requirements are:

Minimum 1,350 square feet

3. Submit a complete landscaping plan BEFORE initiating this part of any

improvement. It should show plantings, walkways, driveways, docks and piers and any out building (see the HOA covenants for out building specifications). Landscaping is required to be complete within 90 days of Certificate of Occupancy. Bluewater Cove NCDENR permit requires that all swales and drainages be maintained as originally approved and constructed and no grading or landscaping is allowed to impede storm water drainage, to interfere with percolation, or to divert water to an adjacent lot, common area or street. The covenants prohibit landscaping in the common areas along the street except for mail boxes, sod grass, sprinkler system components, and plants for masking utility boxes.

4. No part of any structure of any kind shall be erected or permitted to remain on any Lot closer to the property line than thirty (30') feet on the front (being any road) side, twenty-five (25') feet on the back or rear lot line, and ten (10') feet on either side lot line, except in corner lots. For corner lots, there shall be a twenty (20') foot setback requirement.
5. No structure shall be erected or permitted to remain on any lot, any part of which (excepting chimneys or flue stacks, vent pipes, or approved antenna) shall exceed 2-1/2 living stories, or thirty-five (35') feet in height measured from the lowest grade level of the building foundation or piers upon which such structure is erected.

### **Specification Guidelines**

The following data must be specified on the building plans:

1. All homes must be constructed (stick built) on the premises Siding: Vinyl, brick, stucco, cedar, or hardi-board
2. Roofing: Minimum of 35-year shingles, metal, clay tile, or slate Roof Slope: Minimum of 6 feet of slope per 12 feet of run Garage: Attached two (minimum) car garage is required. Shingle color must match color(s) used in the subdivision.
3. Out Building: Same material and architecture as house, maximum of 400 square feet with matching siding.
4. Fence: PVC, painted wood, treated wood, brick or wrought iron
5. Foundation: Stucco-ed concrete block, brick or stone with a crawl space or raised slab a minimum of 24 inches above final grading
6. Mailbox : The following guidelines are for the common design of mailboxes specified by the covenants: Common design approved by the ARC Committee
7. Bulkheads, Docks and Piers: Regulated by CAMA permits
8. Color Scheme: Plans must specify all exterior area colors such as siding, trim, roofing and other portions visible on the outside of the building.

### Disclaimer Information

This information is provided as a guide for people building in Bluewater Cove. The Restrictive Covenants remain the final word on building specifications. Lot owners and builders should verify that they have complied completely with The Restrictive Covenants which are posted online at:  
[www.bluewatercovehoa.org](http://www.bluewatercovehoa.org)

### **Important Information**

After receiving ARC approval, you can apply for the county building permit. You must then provide a copy of the county permit to the ARC. Any ARC approval is only "pending approval" subject to receipt of a copy of your county permit. Obtain the county permit at the Western Carteret County Office behind the BP station in Cedar Point.