

Roanoke Reserve

Architectural and Environmental Guidelines

Supplement to Covenants

Vision

The vision for Roanoke Reserve is threefold: i) to remain a naturally preserved, high quality, sparsely populated, upscale environment that offers its property owners privacy and peaceful coexistence as the setting for their exclusive permanent lakefront residence or vacation retreat; ii) for each Roanoke Reserve property owner to have the latitude to create the destination of their choosing; and iii) to protect property values, the character, soul, and integrity of the Reserve for future generations. The covenants, these guidelines and the Roanoke Reserve Review Committee (RRRC) have been created with the mission of protecting this vision.

Approach

Due to the size of the Roanoke Reserve properties and natural buffer between each property there is less dependency on coordinated conformity to achieve and maintain the desired end state. As such, beyond the 3,000 SF minimum home size, Roanoke Reserve has elected not to publish a pre-approved standard materials list and representative designs. Instead we have provided general guidelines and encourage prospective buyers and property owners to submit specific ideas at any time for a preliminary review and informal feedback.

Roanoke Reserve retains the right to revisit this approach should experience dictate a different approach is warranted to achieve or protect the vision.

Design

Designs for all structures including amenities, private gate, mailbox, and landscaping are expected to be in character with an upscale environment and eco-friendly nature of the Reserve. Within this context, personal expression and individual taste of the property owner will be respected. In the event that one or more aspects of a submitted design are a concern, the Roanoke Reserve Review Committee will offer suggestions.

Waterfront improvements are expected to reflect a design that contributes to an overall attractive shoreline and cove environment. Policies, guidelines, and process set by Dominion North Carolina Power for boathouses, piers, and shoreline must be followed.

Material

As a general guideline, all external materials including landscaping are expected to be in alignment with Vision and Design. We encourage approaches and materials with inherent sustainability.

Placement of Outside Antenna or Satellite Dish

Antenna and/or satellite dish should be installed in a location that is as discrete as possible and least visible to neighbors, while being able to operate in an optimal manner.

Tree Removal

To ensure privacy and natural buffer inherent with each property and to retain the overall character of the Reserve, removal of trees larger than 6 inches in diameter measured 4 feet above the ground is restricted. Excluded from this restriction is the clearing required for improvements and nearby landscaping. For larger tree removal or more pervasive clearing, please follow the RRRC Approval Process.

RRRC Approval Process

This process applies to all proposed construction of residences, additions, amenities, landscaping, tree removal, mailboxes, private entrance gates, placement of antenna or satellite dish, and boathouses. The committee reserves the right to waive certain steps for minor projects and to engage third parties to help assess other proposals.

Step 1: Preliminary Review and Approval. Complete the Preliminary Review section of the Roanoke Reserve Approval Application and submit along with relevant plans on 11 x 17 paper and material samples such as paint, roofing material, siding, stone, masonry. Include fee specified in covenants.

Step 2: Final Detailed Review and Approval. Complete all remaining sections of the application and submit final versions of plans and material with deposit for construction traffic road repairs. Final Approval in writing is required before any tree clearing or site work can begin.

Formal Submission: Roanoke Reserve Review Committee
104 Clark Lake Road
Durham, NC 27707

Informal Submission: Request for preliminary feedback may be submitted via email to:
rrrc@RoanokeReserve.com.

Minor Projects: Emails can also be used for submission of a minor project. If it is sufficiently described in the email, the RRRC may elect to respond via email and waive remaining steps in the process.

Meeting: Note that a representative of the RRRC will be available to meet in person on the property or other location that is mutually acceptable. Call 252-578-2628 or send email to arrange.