



Deercroft Homeowners and Recreation Association, Inc.  
29960 Deercroft Drive, Wagram, NC 28396  
(910) 369-0604  
Email: [office@deercrofthoa.org](mailto:office@deercrofthoa.org)

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# ARCHITECTURAL CONTROL COMMITTEE

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## New Construction / Property Improvement Document Packet

Effective January 17, 2024

## **Deercroft Architectural Control Committee Restrictions and Guidelines**

Section 4.2 of the Deercroft Subdivision Declaration of Restrictive Covenants stipulates that the Architectural Control Committee must approve the exterior design, materials, and colors of all new construction, additions, or alterations to existing structures. The purpose is to preserve and enhance the property values and attractiveness of the Deercroft Community and protect all property owners with a strict process for assuring that new construction or improvements meet community standards.

The Architectural Control Committee (ACC) is charged with the enforcement of the Restrictive Covenants and the Regulations for the benefit of all property owners in the Deercroft Subdivision.

In dealing with individual requests, the ACC considers harmony of design and location, topography, visibility to other houses, suitability of materials and workmanship, and effect on property values. Requests will be considered individually; what is approved for one property may not be approved for another if any of these considerations are substantially different. It is further emphasized that any approvals prior to July 1, 2023 although "grandfather" approved, do not set precedence nor act as examples of approval or exemption from regulations, restrictions, guidelines, and procedures set forth by these Restrictions and Guidelines for similar structures or modification that may occur after July 1, 2023.

The following are Restrictions and Guidelines for specific home features and structures that fall within the control criterion and require approval. However, this is not a complete list, and absence of a feature or structure does not mean that approval is not required. The ACC assumes no responsibility for the safety of structures or compliance with building codes; this is strictly the homeowner's responsibility.

No person shall be approved as a builder by the ACC unless such person is a licensed residential building contractor and devotes a substantial percentage of their time to residential construction. **NO LOT OWNER WILL BE PERMITTED TO ACT AS THEIR OWN BUILDER OR CONTRACTOR** unless that person meets the above requirements, EXCEPT homeowners may act as a contractor for additions or improvement construction to their existing property that does not cost more than 10% of the current property value for the complete change or addition. No construction or preparation can start until it has been approved and signed by the ACC. Property owners requesting a permit shall be responsible for being in compliance with these requirements. Changes to approved plans must be submitted to the ACC for approval prior to implementation.

The ACC will establish a regular monthly meeting time. The committee will also meet as needed to discuss issues or to inspect and review the progress of on-going construction.

### **Projects Requiring Approval by the ACC are:**

1. Exterior construction projects for a new dwelling, or exterior renovations or changes to an existing dwelling, including the driveway, walkway, porch or deck.
2. Construction or renovation to docks, bulkheads, or ramps.
3. Clearing trees or landscaping that may alter the appearance to the property or alter the flow of surface water.
4. The installation of fencing, privacy hedges, or retaining walls.
5. The installation of a well or irrigation system that requires a pump house.
6. The installation of L.P. tanks, alternative energy sources (including solar panels).

### **The Application Approval Process for New Construction/Additions/Renovations**

1. Prior to starting the construction of a new home or the renovation or addition to an existing property, the property owner and general contractor will meet with the ACC.
2. The purpose of the meeting will be for the property owner/contractor to present plans for the project and the ACC to review the construction packet and other relevant information.
3. All surveys, house plans, and landscape plans must be presented on a 11" X 17" format.
4. The property owner and the contractor must sign and date all forms to acknowledge receipt and understanding of the Deercroft HOA Covenants and Bylaws, the ACC Rules and Regulations and the Roads Committee guidelines.
5. Prior to clearing the property to begin construction, the property owner will present to the ACC photographs and video of the road that adjoins the property on a flash drive. The flash drive will be used to verify the condition of the shoulder and road pavement prior to construction.
6. The property owner must receive the approval of the ACC before beginning any new project.
7. The Chairperson of the Roads Committee will be notified of the new construction approval.
8. A property owner may appeal an ACC decision by sending a written appeal to Deercroft HOA Board of Directors within fifteen days of being notified of the decision. The Deercroft HOA Board of Directors shall hold a hearing within thirty (30) days after receiving the notice of appeal. As a part of the adjudication process, the Board may consider presentations by the owner or the owner's representatives, as well as written documentation of ACC violations and road/shoulder damage costs. A simple majority of the Board members present for such a hearing will make a ruling and the decision of the Board will be final.

### **Lot Combination Requirements:**

1. Since inception of the Deercroft Homeowner's Association, the Association has, without exception, only authorized an assessment reduction pursuant to a combination of adjacent lots when: the erected structure occupied a portion of each of the combined lots; or, the structure could not have been constructed absent the lot combination, due to restrictions or codes imposed by either the Declaration or Scotland County.
2. Requests to reduce the Association assessment of combined lots shall be forwarded to the Architectural Control Committee through the HOA office email ([office@deercrofthoa.org](mailto:office@deercrofthoa.org)) prior to the construction process.

3. In determining whether or not to grant such requests, the ACC will ensure that the structure: occupies a portion of each of the combined lots; or could not have otherwise been constructed due to requirements or codes imposed by the Declaration or Scotland County. If the ACC finds the structure meets either of the above stipulations, it shall advise the Deercroft Homeowners Association (DHA) office of that finding in writing. Upon receipt of the aforementioned ACC document, the DHA office shall send a written request to the Deercroft Board of Directors for final approval. If approval is granted, the Community Association Services, Inc. (or current management firm) will be instructed to reduce the assessment of the effected property owner.

#### **Deposits:**

1. A Non-Refundable Impact Fee of \$3,000 is paid by the general contractor (for a new home) in order to be considered for approval to undertake a construction project in the Deercroft Community. The Impact Fee is for the usage of all roads in the community. It is not used to cover the costs of repairs for damage resulting from a specific construction project. The check is to be made payable to the Deercroft Homeowners' Association and Impact Fee written on the memo line, along with the lot, block, and section number and the PINID. The fee for additional construction or improvement by the owner will be \$250 or \$500, depending on the project.
2. A refundable Security Deposit of \$2,500 paid by the general contractor is collected in order to cover the costs of any fines for violations of the ACC guidelines and/or damage to roads/shoulders as a result of a construction project. The property owner is liable for any road/shoulder repair expense that may exceed the amount of the Security Deposit, as determined by the actual cost of repairs to the roads/shoulders. The check is to be made payable to the Deercroft Homeowners Association, with Security Deposit, the lot, block, and section number, and the PINID, written on the memo line.

#### **Completion Process**

1. The general contractor will notify the ACC upon completion of construction and request a final review of the home by the ACC.
2. The ACC will schedule a review of the property and the Roads Committee will be notified.
3. The Roads Committee will be notified and report in writing of any damages that require repairs along with a quote for repair.
4. The ACC will inform the builder of any damage; the builder will be given ten (10) days to present an alternate quote for repairs to the road/shoulder. The ACC and Roads Committee will review the quotes and award the contract.
5. Non-compliance of the above guidelines by the builder to supply quotes and repairs within the allotted time will forfeit the opportunity to make repairs. The Deercroft Roads Committee will schedule repairs at the homeowner's expense.
6. All refundable deposits will be withheld until all repairs are completed and have been approved by the ACC and Roads Committee.

## Restrictions and Guidelines

4. The contractor must provide a copy of his contractor's license and proof of liability insurance and workman's compensation and address, phone number and email address.
5. A construction schedule with starting and completion dates must be established. The property owner must apply for an extension if construction will exceed the designated completion date. Failure to do so will result in the loss of deposits.
6. Construction plans should include a description of the shape, the dimensions, materials, basic exterior finishes and colors, floor plans, front, side and rear elevations. Samples of all exterior materials and color chart are also required.
7. An on-site topographical survey map with one-foot contours (elevation) information showing the proposed location of structures to include the location of the house, driveway and walkway on the lot and property line setbacks must be furnished to the ACC. The survey must be prepared and sealed by a licensed surveyor. Proposed contour changes must be shown on a separate copy of the topographical survey and must be approved before being implemented. The original building permit approval in no way concurs or approves the effect of topographical change.
8. A copy of the septic tank permit issued by the Scotland Co. Health Dept. is required. No drain field or other disposal system shall be nearer than 75 ft. to the normal water elevation of any lake located within the subdivision.
9. No prefabricated, pre-manufactured, modular or log construction is permitted.
10. All houses must be a minimum of 1800 sq. ft. of heated space. Neither basements nor garages will be considered a part of the heated square footage. Home designs and colors of main exterior features must generally complement the architecture of the existing neighborhood and be distinctly different from nearby houses.
11. Structure setbacks from the front, sides and rear of the property lines are to the closest part of the house whether it is the outside edge of the roof, overhang or rain gutter or the steps.  
Setbacks:
  - Front – 50 feet from the property line
  - Side – 15 feet from the property line (20 ft. for a side facing a street)
  - Rear – 20 feet from the property line (40 ft. if adjoining the lake or golf course)
12. Garages, storage facilities, porches and other enclosed living spaces must be an integral part of the house. No detached structures are permitted. Attached: a continuation of the roof from one structure to the other in an architecturally pleasing form. An enclosed breezeway is an example. Detached: any structure not attached at the roof except when the structure is part of a deck or patio. Detached examples include gazebos, pergolas, or other structures with open sides. The deck or patio shall be a permanent part of the house and be attached to the house along one full side of the deck or patio. Attachment by walkway or bridge is unacceptable. Any structure to be considered as part of a deck or patio shall not have a distance greater than twelve feet (12') between it and a foundation wall and shall not be taller than eight feet (8'). No structure or deck/patio will encroach on setback lines.
13. Roof coverings allowed are architectural shingles or standing seam metal. Three-tab shingles and metal roof coverings with exposed fasteners are not permitted.
14. Block foundation walls must be finished with brick or stone. Stucco over block is not permitted.

15. When clearing the lot for construction, trees are to be spared whenever possible. Removal of all trees is not allowed unless the landscape plan has replacement trees along the side and rear of the property.
16. The entrance/proposed drive to the build site must be built up with gravel or crush and run between the asphalt edge and shoulder to provide a minimum 8" covering above the top of the asphalt and spanning the entire entrance/proposed drive.
17. A comprehensive landscaping plan should include: road shoulders; decorative plantings; site improvements or modifications; plans for revegetation and re-stabilization of the ground; location and specifications for all terraces, walkways, driveways, paths, fences, bulk heads, walls, pools, and other fixtures and structures envisioned as a part of the landscape.
18. Pine straw, pine bark and stone are the only acceptable ground cover in and around natural areas and landscape plants.
19. Sod is required for the front and sides of a new house. Sod must extend a minimum of 15' from house sides. Grass seed with straw is acceptable for back yards.
20. Road shoulders and swales should be considered as part of the front or side lawn. Sod is the only acceptable ground cover for road shoulders and swales disturbed during construction.
21. Foundation plantings are required for the front, sides and rear of the home. All foundation plants should be 3 gallons in size and no less than 24" tall, with the exception of low growing plants used as a ground cover. Foundation planting should be no more than 4 ft. apart.
22. Construction activities will only be permitted Monday through Saturday to begin 30 minutes after sunrise and conclude 30 minutes before sunset. No construction activity is allowed on Sundays or holidays.
23. Porta - johns shall be supplied and maintained by the contractor and shall be placed off the shoulder of the road.
24. A silt fence is required on all lake front property to prevent soil erosion into the lake. It may also be required in other locations on the property to prevent erosion onto other property or roads. Silt fencing is to be maintained until the erosion has been stabilized.
25. Storage of building materials will only be permitted on the site where construction has been approved.
26. Burning and/or burying material or trash on any lot is not permitted.
27. Building debris is to be contained daily on each building site. Acceptable means of containment are dumpsters, hauling vehicles, or trash enclosures constructed with four sheets of plywood or OSB board.
28. The property owner and/or contractor are responsible for all persons working on the site and/or delivery of materials to and from the site.
29. It is the responsibility of the contractor to assure that his workers, subcontractors, and suppliers observe posted speed limits.
30. Houses built with a poured concrete slab floor must have a stem wall foundation no less than 12" above final grade and must have at least one step at entries. The step must be no less than 6" rise to step and 6" rise to the landing.
31. Fines of \$100 per tree will be levied for trees damaged by construction activity. These fines will be deducted from the homeowner's refundable fee.
32. All garbage receptacles shall be placed in a screened area in accordance with reasonable standards established by the committee to shield the same from general visibility from roads and neighbors abutting the lot.

33. No propane fuel tank or similar storage receptacles may be exposed to public view and shall be shielded from general view by planting or fencing. In-ground tanks must be approved by the ACC and identified with a marker furnished by the Fire Dept.

### **TV antennae or satellite receivers**

Placement of TV antennae or satellite receivers will be guided by 5.9 of the Declaration of Restricted Covenants and F.C.C. regulations.

### **Driveways**

1. Grading must adequately provide for water run-off from and by the property to existing drains. Plans must show anticipated ditches, swales and culverts to accomplish this requirement. Drainage tile (concrete reinforced pipe or corrugated poly with smooth liner) shall be installed under any new driveway where there is an existing drainage ditch or is required to ensure proper water flow. The minimum tile diameter is twelve inches (12”).
2. Driveways, guest parking area, and turnabouts shall be constructed of a non-porous material. Acceptable materials are: concrete, asphalt, brick, brick pavers or a stone-hot tar layer installed on a crushed stone base with a thin layer of loose stone on top. The stone tar construction requires a solid non-porous surface of concrete or asphalt from the edge of the property line.
3. Driveways may be treated to change color of the existing surface. Such color changes require prior ACC approval.

### **Fencing**

1. Applications must show the intended design, material to be used, and location and relationship to the house.
2. The height of the fence shall be no more than four feet above existing grade.
3. Fences may not be constructed forward of the front exterior wall of the house.
4. Fences must not unreasonably impede the view of water, golf course, or other pleasing features. Any structural members of the fence shall be located on the side of the fence that faces the house.
5. Fencing must be decorative at the front of the house, at golf course or lake (if applicable) and facing any roadway.

### **Alternative Energy Sources**

1. State guidelines for the installation of electrical generators should be followed and must be shielded from general view with landscape plantings, fencing or other approved means.
2. Solar Panel installations require prior approval by the Deercroft ACC.

### **Fountains**

Fountains larger than 3 feet wide by 3 feet deep by 3 feet high require ACC approval.

### **Decks, Porches and Patios**

1. Decks should be built with pressure treated wood or brick piers with concrete footers.
2. Deck surfaces and rails may use pressure treated wood or synthetic materials with the finish color to be natural or complimentary to the house color.
3. Decks cannot extend beyond the side corners of the house and must meet all setback requirements.
4. Porches are connected to the house and are under a roof. All setback requirements must be met.
5. Patio applications should include the locations, materials, colors, and other information the ACC may deem to be pertinent. All setback requirements must be met.

### **Bulkheads and Boat Docks**

1. Bulkheads are to be constructed of pressure treated wood, decorative block or stone.
2. Beaches are to have a bulkhead along the entire width of the beach to prevent sand from washing into the lake.
3. Beaches require approval from the Lake Committee and the ACC.
4. Docks are to be made of pressure treated wood or composite material.
5. The dock may extend no more than 25 ft. from the normal shoreline.
6. The top of the structure platform shall be no more than 24" above the normal water line.
7. The handrail, bench or post cannot exceed 36" inches above the platform.
8. No roofs or enclosures are permitted and must observe lot setbacks and easements per the Restrictive Covenants.

### **Children's Playhouse / Play Structure**

1. All playhouses and structures must be approved by the ACC prior to placement and erection.
2. A plot plan or property survey map showing the location of the structure within the backyard is required. All setback requirements must be observed.
3. Pictures and drawings with dimensions are required.
4. An enclosed playhouse must have a floor of the enclosed portion elevated a minimum of 40" from the ground surface (not sitting on the ground) and must not exceed 64' of enclosed space.
5. The structure may not exceed 12' in height including banners, and 220 square ft. in the total footprint.
6. Accepted materials: non-plastic play equipment will be constructed of pressure treated wood, cedar or composite natural stained materials.
7. The structure may not be connected to electrical or plumbing utilities and may not be used for non-children's material or equipment storage.
8. The structure must be well maintained in a safe and visibly pleasing condition.
9. The ACC reserves the right to require any property owner to remove or relocate any playground equipment that the ACC deems unsightly, in disrepair or usage, not in harmony with the rest of the neighborhood, or restricts the views from neighboring properties.



## **Pet Enclosures**

1. All outside pet enclosures must be approved by the ACC prior to erection.
2. Approval is based on need, selected location, and neighboring property visibility.
3. The enclosure shall be placed close to or attached to the house and shall be shielded to public view.
4. The enclosure may be chain link fencing, with maximum dimensions of 6 ft. by 8 ft. by 6 ft. high with a canvas top over part or all of the top (not sides) of the structure.

## **Exterior Modifications Not Requiring ACC Approval**

1. Re-roofing, re-siding or re-painting with the same or nearly identical coloring, storm doors, windows in materials and colors consistent with the house, gutters and down spouts of material and color consistent with the color of the house.
2. Children's swing set, portable play equipment and wading pools (a maximum of 2 ft. deep and 10 ft. in diameter) may be located in the backyard.
3. Normal landscaping changes or additions to existing landscaping: Softscapes to include sod, change of decorative plantings, etc.

## **Deercroft Sign Requirements**

1. Section 5.17 of the Deercroft Declaration of Restrictive Covenants provides that no signs shall be displayed in public view on any lot unless approved by the ACC.
2. To display "For Sale", "For Rent", "For Lease" and/or "Open House" signs on a property in Deercroft, the property owner or agent shall contact the ACC or the Deercroft Homeowners Association office before any signs are displayed.
  - a. For Sale, For Rent, For Lease Sign Requirements:
    - i. No larger than 8" by 12" in size
    - ii. Green and white in color
    - iii. Information limited to: For Sale, For Rent or For Lease, a company name and/or logo, owner or broker name and telephone number
    - iv. The top of the sign may not exceed 2½ ft. above the ground
    - v. Must be approved by the ACC
  - b. A maximum of two signs may be placed on a golf course or lake properties. All other properties are limited to one sign.
  - c. Open House sign requirements:
    - i. No larger than 8" by 12" in size
    - ii. Green and white or red and white in color
    - iii. Information limited to the words "Open House" with or without an arrow
    - iv. The top of the sign may not exceed 2½ ft. above the ground
    - v. Must be approved by the ACC
  - d. Open House sign may be displayed for a specific house, town home, or condo for a maximum of five days. A maximum of three signs for any property may be displayed and must be removed immediately following an Open House.

## **Fines and Fees**

1. A Non-Refundable Impact Fee of \$3,000 to be paid by the general contractor. This is to cover the potential cost of wear on the roads caused by construction materials delivery trucks and concrete delivery trucks and the costs of any violations of the ACC guidelines.
2. A Security Deposit of \$2,500 to be paid by the contractor is refundable, minus any fines for ACC Rules and Regulations violations and/or expenses to repair damage done to the road and/or shoulders during construction. Before and after pictures of the road and shoulders are required. Any additional cost for road/shoulder damage from a specific construction project that exceeds the amount of the Security Deposit will be charged to the property owner. The amount shall be determined by the cost of repairs to the roads/shoulders.
3. Failure to meet the stated construction completion date will result in a loss of all deposits, unless an extension has been approved by the ACC.
4. Construction outside of the approved days or time shall be \$500 per violation to be paid by the contractor. A fine of \$100 will be assessed to the contractor for each tree damaged by landscaping or construction.
5. A contractor has 24 hours to remove trash after being notified by the ACC. After the 24-hour period, the contractor may be fined \$100 per day until the trash is removed.
6. Checks to cover such expenses should be written to the Deercroft HOA, along with lot, block, and section number, and the PINID on the memo line.

**Architectural Control Committee New Construction/Improvement Permit  
Deercroft Homeowners Association**

29960 Deercroft Dr.  
Wagram NC 28396  
910-369-0604

Property Address: \_\_\_\_\_

Lot # \_\_\_\_ Block # \_\_\_\_ Section # \_\_\_\_ PINID \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

Property Owner: Phone \_\_\_\_\_ Cell \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Clearing Permit ( ) Building Permit ( ) Additional Construction ( ) Improvement ( )

Project Description: \_\_\_\_\_

Located on the above-described lot in the Deercroft Subdivision.

All construction or improvements are to be made and performed in accordance with the Restrictive Covenants of the Deercroft Subdivision and the Construction Activity Resolution of the Deercroft Homeowners Association.

Estimated Construction Beginning Date: \_\_\_\_\_

Estimated Construction Completion Date: \_\_\_\_\_

Fees Paid \$ \_\_\_\_\_ by \_\_\_\_\_ Date \_\_\_\_\_

\$ \_\_\_\_\_ by \_\_\_\_\_ Date \_\_\_\_\_

Impact Fee \$ \_\_\_\_\_ by \_\_\_\_\_ Date \_\_\_\_\_

Application has been received and approved, and permission is hereby granted to:

\_\_\_\_\_ and/or \_\_\_\_\_

(Owner)

(Contractor)

ARCHITECTURAL COMMITTEE APPROVAL SIGNATURES: Date: \_\_\_\_\_

By: \_\_\_\_\_

ARCHITECTURAL COMMITTEE COMPLETED SIGNATURES: Date: \_\_\_\_\_

By: \_\_\_\_\_

## Deercroft Architectural Control Committee Restrictions and Guidelines Acknowledgement

We have read, understand, and agree to comply with the Deercroft Declaration of Restrictive Covenants and the Deercroft Architectural Control Committee Restrictions and Guidelines. We further understand that failure to comply with these Covenants and Regulations may result in a fine of up to \$150 per day, to be levied by the Deercroft Homeowners Association Board of Directors, upon recommendation of the Architectural Control Committee.

Property/Build Site Information:

Street Name: \_\_\_\_\_

Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Section # \_\_\_\_\_ PINID \_\_\_\_\_

Property Owner 1: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner 2: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Builder/Contractor:

Contractor: \_\_\_\_\_ NC License: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Construction Start Date: \_\_\_\_\_

Construction Estimated Completion Date: \_\_\_\_\_

Debris Containment By: \_\_\_\_\_

## ACC CHECKLIST

OWNER:					REVIEW DATE:			
ADDRESS:					BEGINNING DATE:			
BUILDER / CONTRACTOR:					COMPLETION DATE:			
CONTACT INFO						LOT#	BL#	SEC#
PINID								
REQUIRED DESCRIPTION		RECVD		APRV'D		COMMENTS		
		Y	N	Y	N			
1	Signed Acknowledgement of ACC Restrictions & Guidelines							
2	Topographical Survey/Home Location on 11x17 paper							
3	Home Plans on 11x17 paper							
4	Foundation Veneers with Catalog Cuts of Samples							
5	Finished Landscape Plan							
6	External Trim/Color with Catalog Cuts or Samples							
7	Setback Requirements * See Note "A"							
8	Slab Homes / Porches Grade Requirements * See Note "B"							
9	Septic Permit, see note "D"							
10	Culver pipe-12" RCP or Smooth interior corrugated HDPE							
11	Builder Refundable Deposit \$2500							
12	Builder Non-refundable Impact Fee \$3000							
13	Owner Non-refundable Impact Fee *See Note E							
14	Deercroft Building / Improvement Permit							
15	Tree damage during clearing * See Note "C"							
16	Non-Porous Drives and Walkways							
17	Current copies of Builder NC License & Liability Insurance							
18	Thumb drive w/ before photos of road & shoulder condition							
19	Copy of Lien Agent							
20	In Person Review Meeting with ACC							
<b>NOTES:</b>								
A	All Set-Backs are measured from lot lines to eaves and or gutters:							
*	<b>INTERIOR LOTS:</b> 50' front, 15' side lots, 20' rear lot							
*	<b>INTERIOR CORNER LOTS:</b> 50' front, 20' road side, 15' side lot, 20' rear lot							
*	<b>LAKE/GOLF LOTS:</b> 50' front, 15' side lots, 40' from lake or golf property lines							
B	Houses built on a slab must be no less than 12" above finished grade and must have at least one step at entries							
C	Deercroft ACC reserves the right to charge up to \$100.00 (per tree) for damage to trees meant to be left on the property. Fines will be deducted from contractor deposit check							
D	Septic System: No drain field or other disposal system shall be allowed nearer than seventy-five (75) feet to the property line of any lake located within subdivision.							
E	Additional Construction or Improvement (Owner) \$250 to \$500 non-refundable fee. Depending on project type & size							

**DEERCROFT HOMEOWNERS ASSOCIATION**  
**External Trim & Color Summary Sheet**

Proposed Construction of: Lot# \_\_\_\_\_ Block# \_\_\_\_\_ Section# \_\_\_\_\_ PINID \_\_\_\_\_

Street Address: \_\_\_\_\_

Owner: \_\_\_\_\_

Contractor: \_\_\_\_\_

**Brick:**

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

**Siding:**

Manufacturer: \_\_\_\_\_

Pattern: \_\_\_\_\_

Color: \_\_\_\_\_

**Windows:**

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

**Street Visible Doors:**

Front

Garage

Manufacturer: \_\_\_\_\_ - \_\_\_\_\_

Color: \_\_\_\_\_ - \_\_\_\_\_

**Shingles:**

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

**Trim:**

Material: \_\_\_\_\_

Color: \_\_\_\_\_

**Shutters:**

Material: \_\_\_\_\_

Color: \_\_\_\_\_

**Driveway/Walkways:**

Material: \_\_\_\_\_

Color: \_\_\_\_\_

**Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**DEERCROFT ARCHITECTURAL COMMITTEE**

**MATERIALS APPROVAL DATE:** \_\_\_\_/\_\_\_\_/\_\_\_\_

Signatures: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**PROJECT COMPLETION APPROVAL DATE:** \_\_\_\_/\_\_\_\_/\_\_\_\_

Signatures: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**DEERCROFT HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE  
Application for Sign Permit**

**Property Owner**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ e- mail: \_\_\_\_\_

**Real Estate Company**

Name \_\_\_\_\_

Agent Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ e-mail: \_\_\_\_\_

**Sign Type and Location**

Type (circle one)      FOR SALE      FOR RENT      FOR LEASE

Street Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ PINID \_\_\_\_\_

Number of Signs \_\_\_\_\_

Maximum of two signs for golf course/lake property. All other properties are limited to one sign.

Mail application to: Deercroft Homeowners Association  
Architectural Control Committee  
29960 Deercroft Drive  
Wagram, NC 28396  
E-mail: office@deercrofthoa.org