



***Golf & Country Club
Residential Community***

DESIGN GUIDELINES

**Revised June 22, 2022
DESIGN REVIEW BOARD**

CUMMINGS COVE GOLF & COUNTRY CLUB
DESIGN GUIDELINES

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INTRODUCTION

The intent of this manual is to convey to property owners, builders, and architects the design guidelines and construction requirements and their corresponding review procedures for Cummings Cove Golf & Country Club.

Cummings Cove is a planned mountain golf community designed to harmonize with the rugged terrain and the local climate and culture. Programmed elements such as the golf course, roads, and home sites are integrated with the natural landscape and with each other in creating a rural mountain environment offering a variety of views, exposures and settings. The rural design objectives aim for an elegant blending of new construction, within a natural setting, through the application of earth-tone colors, compatible materials and naturalistic landscaping.

To ensure that each home furthers these objectives, a Design Review Board (DRB) is established, as set forth in the Declaration of Covenants and Restrictions, to protect the master plan concept, community lifestyle, environment, and individual property values. This is to be accomplished through the establishment of high standards of design without stifling the creative imagination of property owners or participating builders.

Cummings Cove Golf & Country Club has a Preferred/Approved Builder Program for new-home construction.

Design requirements apply to new home construction and site preparation as well as to existing site and exterior home modifications. As described in the following sections, the DRB reviews applications of house and site plans and specifications for all new construction, alterations and modifications or changes to existing property, including landscaping. The DRB also monitors the upkeep and maintenance of existing property and home exteriors. For neighborhoods with Property Owners Associations, a written approval of a request should be submitted to the DRB for subsequent review & approval. As the community expands and develops, the design guidelines may be updated to further promote and protect Cummings Cove design standards.

The DRB consists of five to fifteen members appointed by the DRB. The Developer and a Builder Representative are non-voting members. Members are selected to create a balance of lay people and professionals with experience in architecture, construction, design and landscaping. Each DRB member shall have an equal vote, and a simple majority of the Board shall constitute a quorum for approval or denial of an application. The Board of Directors of the Association shall have power of review for denied applications that are appealed according to the appeal process set forth in Article 6.9 of the Covenants and Restrictions.

Non-compliance with any guideline may subject the homeowner to fines and other sanctions pursuant to Articles 6 and 10 of the Covenants and Restrictions for Cummings Cove.

DESIGN GUIDELINES

The Guidelines which follow address a broad range of exterior building and site conditions. They are not intended to be all-inclusive. It should be emphasized that all proposed construction plans must be submitted to the Design Review Board (DRB), reviewed and approved before any construction begins.

Some homes were built in Cummings Cove prior to the current Design Guidelines and the subsequent DRB policies. Therefore, some of these homes, in part, or in total, do not conform to these guidelines and policies. **Any non-conformance of previously built homes does not constitute a precedent or grounds for non-conformance in present-day applications to the DRB.** Upon resale, non-conformances must be corrected to meet design guidelines wherever possible.

Preferred/Approved Builder Program

Under the Cummings Cove Golf & Country Club Preferred/Approved Builder Program, construction work which alters the “footprint” of the house shall be done by a builder approved by Cummings Cove Company, L.L.C. For any such work; plans and specifications must be submitted to the DRB for approval before work commences. Preferred/Approved Builders have right of first refusal for all projects. Upon request, the DRB will provide the homeowner with a list of Preferred/Approved Builders.

Architectural Design

1. Minimum living area square footage requirements (excluding garage, unfinished basement, decks, unheated spaces or heated spaces, with less than six feet of headroom).

Condo	1,000 square feet
Cottage/Villa	1,300 square feet – single story
Full-Size Single Family Homes:	1,600 square feet – (single and 1-1/2 story) 2,000 square feet – two story homes (1,000 square feet/first floor)

Mountain Top Phase III 1,800 square feet/on main level
-Horseshoe Ridge Trail; Little Battle Court; North side of Cummings Battle Trail from Lot #123 at Sanctuary Trail to Battle Creek Road Entrance Gate

Remainder of Mountain Top Minimum 2,500 square feet with
1,800 square feet/main level
-Mountain Sunset Trail; Battle Court; East side of Cummings Battle Trail from Sanctuary Trail to circle; Sanctuary Trail; Cummings Ridge Trail; Tomahawk Trail; Cummings Crest Drive; Mountain Elder Lane and Mountain Morning Lane

2. Exterior Siding: Natural wood, stone materials, brick, split-block, stucco, and cement-based sidings are encouraged. Vinyl siding is no longer permitted on new construction within Wynfield, Wexford, Mountain Crest and Mountain Top areas of Cummings Cove.

3. The front elevation of homes of brick or stone must be returned two feet on each side unless some other material is approved by the Design Review Board (DRB).
4. Building height must fit with the environment and existing houses in the immediate area.
5. Any exposed concrete block or poured concrete foundation retaining walls must be covered with stone, brick, or stucco to complement the house materials.
6. Primary colors for siding and stucco must be confined to earth tones which are compatible with the natural environment. The colors for homes in Mountain Top for both siding and trim should be medium-to-dark shades and must be approved by the DRB. White and black are not approved colors.* A color chart may be seen in the Cummings Cove Realty office. Homeowners may submit additional colors for review by DRB. *White trim will be permitted in Wynfield and Valley View.
7. Porch rails/pickets may be wood, metal, or composite material, and should be of a design and color scheme that complements the home. Front doors may use colors other than the siding color, such as the trim color or accent color, but must be approved by the DRB prior to painting or staining. White and black are not approved colors for siding and/or trim. Existing porch and deck structures must be brought into compliance when: (a) repainted or re-stained or (b) property is sold or transferred.
8. Unpainted aluminum or metal windows, doors, louvers, and window and door screens will not be permitted unless by special approval of the DRB. Color coordinated vinyl clad and aluminum clad materials are acceptable. White-clad windows are acceptable. No silver-color screens are permitted. Clear or lightly tinted glass windows, doors, and skylights are encouraged. Dark tinted or reflective glass is prohibited.
9. Primary residential roofing materials must be cedar shakes or shingles, fiberglass or asphalt shingles in colors and textures which complement the balance of the house colors. Metal will be permitted as decorative with prior DRB approval.
10. A minimum roof slope of 8/12 is required for the main roof with variations on feature roof areas considered on an individual basis.
11. Sheet metal and PVC work such as roof caps, flashing, plumbing vents, and chimney caps must be painted to match the roof colors. Gutters and downspouts must blend with siding and trim colors. Roof stacks and plumbing vents must be placed in the most inconspicuous areas of the roof.
12. Chimneys framed to receive prefabricated fireplaces and flues must not appear cantilevered from the unit. They must be contiguous to the finish grade. Shrouds, if used, should be approved. Metal shrouds used on the front should be painted.
13. Vertical supports for wood decks must be a minimum 6" x 6" treated wood posts stained or painted the trim color or body color of the house. Metal poles must be painted the trim color or body color of the house. Architecturally integrated decks,

porches and supports are encouraged to convey the appearance of permanence and stability.

14. Garages shall be considered an extension of the house. Garage doors should be one color which may be trim or siding color or an additional color appropriate to the color scheme of the house with the approval of the DRB. Side entry garages are encouraged, and side walls should have at least one window.
15. Driveways: All drives or driveways must be carefully located for practicality and appearance. Steep slopes require long drives that curve gently with the land's contours and meet the road at a safe angle. Only one driveway entrance will be permitted for each unit unless approved by DRB. The use of circular driveways is discouraged. However, under certain circumstances where topography or other site difficulties make a circular driveway the only access solution, multiple entrances will be considered.

Approved driveway materials are asphalt, concrete and pavers. Crushed stone, loose or "oil and stone" gravel surfaces are not approved. Any other proposed materials must be submitted with details for DRB approval prior to any work on the driveway. If any color or finish other than that of standard asphalt or concrete is desired, the color of the driveway material and texture and/or any stamped pattern must be submitted for DRB approval on FORM #2 (revised).

Drainage down driveways toward any roads should be done in such a way as to not direct large amounts of driveway water into the road. Drainage should be to the sides of the driveway. On long and/or steep driveways, to prevent erosion of soil along the driveway or at roadside ditching, the installation of curbing, paved gutters, or a stoned ditch is recommended. When using stone, a decorative river stone should be used and any riprap stone used must be dressed with river stone.

The transition of driveway runoff into roadside ditches should not create any erosion undermining the driveway and culverts.

Most roads have side ditches or swales for drainage reasons. If the normal flow has been across the driveway area, culverts are required under the driveway where it crosses the ditch or swale. Culverts may be drainage pipe with 18-inch minimum diameter and 20-ft. minimum length. Bulkheads may be required at each culvert end if the pipe is highly visible. Bulkheads are to be stone or concrete veneered in stone or stucco.

For driveways located below the street level, consideration should be given to include a small curb or step across the driveway to prevent street water from entering the driveway.

16. Proposals for all new construction and exterior modifications and/or additions to existing homes are to be submitted to the DRB with drawings and color sample on same or similar material to be used. All modifications and/or additions must match body of house in color. Repainting and re-roofing samples (as above) must also be submitted to DRB for approval, even if original color is being continued.

Site Design

1. **Setback lines** – The following are minimum building, structure and driveway setbacks:

Street Front – 25' from property line (right of way) except driveways.

Sides – 10' from property line (except Wynfield may be 5' provided a minimum of 15' will exist between any adjacent structure to permit emergency vehicle access).

With DRB approval, driveways, turnarounds and retaining walls may be less than 10' setback if needed to suit the site location.

Rear yard – 20' from property line (except Wynfield may be 7')

Rear setback for golf course lots – 30'

Requests for deviation from this requirement shall be submitted on the Site Plan Variance Request Form (Form #3) and be approved by the DRB. Variance requests will be considered on an individual basis. They may be brought to the board for discussion and require a quorum for approval. To avoid delay for the builder, an emergency meeting will be called if necessary.

When considering property for a variance request, side lines as well as front and rear of property will be checked. The builder should provide property line stakes on all sides. DRB member should also meet with builder to verify house location.

2. **Relationship of Building to Site**

Mountain slopes at Cummings Cove are the community's strongest natural feature. Extensive leveling of slopes forcing a site to adapt to a large, flat first floor is not allowed. Some grading is always necessary and even desirable; however, home designs should attempt to fit over the natural slope with as little disturbance as possible. Even so, steep terrain tends to expose substantial foundation on the downhill of most structures. Attention to design and selection of exterior materials and neutral colors will moderate these difficult exposures. Tall deck-supporting columns should be partially or wholly wrapped to emphasize stability, using exterior materials.

3. **Retaining Walls**

The use of retaining walls is often desirable to mitigate grade changes and reduce the need for steep banks. Walls under 6' in height are preferred over higher ones. Terraced walls may be used for extreme grade changes, with a minimum of 3' horizontal space between the walls to allow for planting on the terraces.

Walls should be considered an extension of the architecture of the residence and shall be finished with materials compatible with the style of the house, such as stucco or stone. Modular concrete wall systems may only be approved subject to approval of the specific block style, pattern and color. Modular concrete wall units shall not be used to edge planting beds or for incidental landscaping unless part of an integrated design.

4. **Clearing Limits**

Buildings should be sited whenever possible to preserve areas of mature trees and existing vegetation. Trunks and root areas of trees and vegetation to remain should be protected during construction through the use of clearly marked fencing and barricades. No clearing or grading is permitted within 25' of any stream on any lot or common area.

5. **Fencing**

Fencing of any type is not permitted as a property line barrier or property line marker. Short sections of fences may be approved by the DRB for specific purposes such as screening utilities, mechanical equipment, private patios and swimming pools (fencing not to exceed 4' in height). Where fencing is approved, material, patterns and colors used in the house must be repeated in the fence. Non-conforming fences must be brought into compliance by either seller or new owner upon the sale or transfer of the property.

6. **Lattice**

Extensive latticework below decks and porches is discouraged. Only wooden lattice is acceptable in all exterior applications and must be painted the same color as the house. Vinyl and other plastic lattice are not acceptable in exterior applications because of the problems with matching the house color. Plantings are required to screen visually the areas below decks and porches and to soften the appearance of latticework.

7. **Exterior equipment**

Compressors for central air-conditioning units and permanently installed generators must be sited in a location which will not cause a nuisance to neighbors or detract from the use of active areas on the site and should be low-noise type units. Compressors and/or generators must be screened by landscape or architectural treatment if located on street side or if visible from adjacent properties. All garbage containers stored outside must be screened from view.

8. **Solar Panels**

The construction of solar energy collector panels and attendant hardware is subject to Design Review Board approval. Due to differing house styles and new advancements in solar technology resulting in new panels, designs and changes in size requirements, each request for approval will be considered individually on its own merits.

The application for solar panels should include the following:

- Drawings and/or photos showing proposed location on the roof, with color photos taken from the street and from any adjacent common area.
- Detailed information regarding size, installation details, materials and color; Manufacturers' brochure would be helpful.
- All applications for a solar panel installation must be submitted to the DRB where the project will be reviewed and voted upon by the full DRB board.
- Solar panels shall be placed so as to cause minimal visual impact on surrounding residences and the golf course. Installations which are more easily seen from the street or neighboring properties require more attention towards blending them in as inconspicuously as possible with the existing structure. Preferred installations would be roof mounted. Fascia and ground installations are discouraged but will be

considered on a case by case basis and these installations cannot be visible from the street or public access point.

Panel, Mounting and Color

- The panels should be mounted as close to flat on the roof as possible. A panel which lies flat with the roof pitch would be the most readily accepted. When a flat installation is not possible, design considerations must be given to how the installation will blend in with the design of the home.
- No part of the installation should be visible above the peak of the roof on which it is mounted.
- All non-absorbing parts must be painted, coated, or anodized to match the roof or, in certain circumstances, be enclosed to avoid unsightly infrastructure associated with an installation and should be painted to match the background.
- There should be minimal space between panels.
- Piping, wiring and connecting devices must be hidden or minimally visible.
- Panels should be limited to the number needed to provide energy for said property.
- Large collector systems which exceed the existing footprint of the roof will be disallowed unless the roof is constructed up around the system to give the appearance of being part of the roof, like a dormer.
- Consideration must be given to the future height of neighbors' trees and shrubs when planning placement of solar panels. Under no circumstances shall a neighbor be required to remove or prune established plantings.
- At a minimum all installations are subject to meeting all applicable building codes, permitting requirements, and zoning ordinances.
- As stated under section 4.6 of the Cummings Cove Covenants, golf ball easements apply.

9. **House Roofs**

Weather vanes, roof ornaments, and any other ornamental attachments that extend above the roof are prohibited. Lightning rods may be installed on a house roof without approval of the DRB.

10. **Lighting**

All exterior lights should be located to cause minimum visual impact to adjacent properties and streets. Traditional light fixtures over house entry doors and garage doors are necessary and appropriate for safety. Porch lights and carriage lights at the foot of exterior stairways are also acceptable. Property owners are required to obtain approval from the DRB prior to the installation of any other type of outside lights.

11. **Landscaping**

Site improvements must relate to the existing terrain and natural features of each lot. The intent should be to create an attractive appearance and create usable outdoor spaces for the enjoyment of the owner. Existing trees and vegetation must be accommodated whenever possible by the site plan. Removal of trees larger than 4" caliper is not permitted unless approved by DRB, and replacement may be required at the discretion of the DRB. Selective thinning to improve views is permissible only with prior written approval from DRB. Where grading, construction and access

activities create unavoidable disturbance, landscape design shall restore such areas to their former vegetated state.

Landscape plans should reflect an understanding of the exposure, terrain and micro-climate of each individual site. Planting plans should rely predominantly on plant materials native to the southern Appalachian region. All planting areas should be mulched with wood or pine needle mulch or other approved landscape materials. Colored mulch is discouraged. The use of sod to establish lawn areas is encouraged. All disturbed areas of the site must be restored to their natural state or landscaped.

Landscape design considerations along or near roads

Plant material must be selected and sited so that, when mature, it doesn't grow into or over the road. It is the responsibility of the property owner to maintain any new or existing trees and plantings to keep them from growing into or over the road.

Special attention is necessary when designing landscaping along or near roads to ensure that any landscaping features (Plantings, mounds, retaining walls, landscaping stones, etc.) do not block adequate vehicle and pedestrian sightlines.

Landscape plans must be approved and will be evaluated by the DRB for a level of quality and completeness consistent with the community as a whole and with the value of the individual home and lot. Applicants and their contractors should be aware that the DRB considers landscaping to be an important element of home construction and be prepared to commit adequate funds to the landscape and site work. Minimum sizes of plant material to be installed are listed with the Landscape plan requirements on page 12. Plants should be installed at sufficient size to be effectively mature within 3 years of installation. Trees will necessarily take longer to reach maturity.

The Approved Plant List is provided for your use. See APPENDIX "A"

12. Drainage

Drainage plans should be designed to direct water away from the house and then contain it as much as possible on the property to allow time for the water to soak into and be absorbed by the surrounding ground and vegetation and to minimize any increase in storm water to the adjacent property. The owner's design team may choose to employ some or all of the techniques listed below. The DRB will also be willing to consider other innovative ways to accomplish these objectives.

Gutter Drains

1. Drainage pipes in general should be buried where they connect to the downspouts.
2. Drainage pipes should surface as soon as practical based on the slope of the lot but surface far enough away from the house that drain water does not seep back to the foundation.
3. Drainage pipes, in general, should be routed individually and not grouped to prevent flooding of any one area.
4. Downspout pipes should not be run to ravines or to the property line.
5. Drainage pipes may be discharged into rain gardens, or planting beds, or to lawn or natural areas as long as adequate measures are taken to disperse the water and not create a concentrated channel of water. See Appendix for details.

Storm water coming from driveways or slopes:

1. Concentrated flow shall be directed into stabilized grass swales or stone swales that resemble a dry creek bed, and then to infiltration areas.
2. Berms or check dams can be used to slow storm water and reduce erosive effects.
3. No culvert or pipe ends will be permitted to discharge at the top of a slope or directly into a ravine.

Extreme care must be taken to prevent increased storm water onto adjacent property or common areas. Rock used for drainage structures must be approved by DRB. Riprap (gray granite) is generally not permitted in areas visible from the street or golf course unless specifically approved by DRB.

13. **Mailboxes**

Standard mailboxes and posts will be supplied and installed by the builder when property is purchased from the Developer. Non-standard mailboxes must be brought into compliance upon sale or transfer of property or any time a new mailbox is installed. Standard mailboxes and posts may be purchased from Cummings Cove Community Association. The required measurements for mailbox installation are: The front of the center post is to be 28" from the edge of the road or the curb; the height, to the bottom of the mailbox, should be 39" - 44" from the ground. This will apply to all newly installed mailboxes and any replacements.

14. **Signs**

No signs of any kind, including, without limitation, "For Sale" and "For Rent" signs, shall be erected within the Properties without prior written consent of the DRB, except entry and directional signs or informational signs installed by the Developer or Association.

The Design Review Board has adopted the following exceptions:

- A. Builders' signs on a lot in which a house is under construction. Signs must be removed once owner takes possession of the house.
- B. Realtor or Owner open house signs only for the period of the open house.
- C. Security identification signs (small commercial sign in front of a dwelling).
- D. Development signs promoting a new section are allowed if they comply with Henderson County Sign regulations and with prior DRB approval of size appearance, contents and location, along the Perimeter of Cummings Cove (i.e. along Cummings Road, Hebron Road and Battle Creek Road). This exception does not allow such signs to be installed inside Cummings Cove Gates.
- E. Other miscellaneous signs specifically approved by the DRB.

Other Structures

1. **Pools** – All swimming pools must fit naturally into the topography of the proposed lots and be located to provide minimal visual impact to surrounding properties and streets. All pump, filter, etc., equipment for pools must be sited where it will not cause a nuisance to neighbors and must be screened from view. Only “gunite” type pools are allowed. Emphasis will be placed on the consideration of views to the pool area from the golf course, adjacent properties and any streets.
 - A. Appearance, height, and detailing of all retaining walls must be approved by the DRB, and should be consistent with the architectural character of the house. Some terracing may be acceptable.
 - B. Fences used around pool areas must be approved by the DRB and meet all required codes.
 - C. Enhancement of the pool area and screening with landscaping is required.
2. **Cisterns** – The use of cisterns or rain barrels will be allowed in the community. Size, placement and color must be approved by the DRB prior to installation, and screening is required where necessary.
3. **Exterior Hot Tubs** - must be screened from adjacent properties and streets. All pump, filter, etc., equipment for spas must be sited where it will not cause a nuisance to neighbors and must be screened from view.
4. **Irrigation Systems** - must be zoned and include timers and rain sensors to conserve water and to prevent water running onto streets or adjacent properties.
5. **Outbuildings** – All proposed gazebos, walls, terraces, decks, arbors, etc., must follow DRB procedures and must be of unifying design, consistent with the architectural character of the house. Separate storage buildings, pre-manufactured storage sheds, detached garages and doghouses are not permitted.
6. **Play Equipment** – Must be located where it will have a minimum visual impact on adjacent properties and streets. Metal play equipment exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) should be painted a dark earth tone color to blend into the surrounding environment. Plastic or vinyl molded play equipment is not permitted in other than earth tones. Freestanding playhouses and tree houses are not allowed.
7. **Traffic Mirrors** – DRB approval of traffic mirrors, as requested by residents, will be heavily influenced by recommendations from the CCCA Safety Committee, and, if approved, will be installed at the resident’s expense. The DRB will specify the device to be used, its mounting, location, and installation details. The installation of safety mirrors is not encouraged as Cummings Cove’s roads are winding by design and slow, careful driving is required for all areas.
8. **Fire Pits** - Fire pits, as defined here, are either pre-manufactured or purpose-built structures to contain a controlled flame for appeal and personal enjoyment. A hole in the ground or any other uncontained open fire is PROHIBITED.

Permanent fire pits-

- require pre-approval from the Design Review Board
- are permitted in the rear of house.
- should be size appropriate to location.
- for safety reasons, fire pits should be located at least 15 feet from the house and any other flammables, to include over hanging trees.
- shall always be attended while in use.
- shall only burn wood, natural gas or propane gas as fuel. (A minimal amount of paper may be used to start a wood fire)
- shall have a flame suppressing wire top to avoid flying embers.
- shall have a fire extinguisher, garden hose or water nearby.
- shall not be used when wind conditions may carry low-level smoke across adjacent properties, thereby causing an unreasonable source of annoyance to neighbors.
- are NOT to be used to burn household trash or yard debris.
- are discouraged on porches or decks. If used, it is best to set on a fire-resistant surface.
- **NOTE** – may require approval from your homeowner’s insurance and/or additional rider.

9. **Dog Yard** – Dog yard, as defined here, is a dedicated area, enclosed by either a visible or invisible/electric fence, in which a dog(s) can exercise and play off leash on a homeowner’s property

- require pre-approval from the Design Review Board
- are not permitted in front yards
- The fence must not be visible from the street or golf course
- are not permitted on homeowner’s property adjacent to the golf course where dogs may be a distraction to golfers.
- Cannot be wider than the rear width of the house (so that it is not visible from the road).
- Must be 10 feet or more from the rear property line.
- The square footage cannot exceed 1200 sq. ft.
- The height of the fence surrounding the dog yard cannot be taller than 4 feet and must be constructed of material, patterns and colors used in the house. Stockade fencing is not permissible.
- Invisible/electric fences will be evaluated on a case-by-case basis by the DRB.

Any existing dog yard that does not meet the above requirements is “grandfathered in” but will be reconsidered upon sale of the house and may have to be modified to comply.

Special Situation Modification

The following Site Design Guidelines provide information and guidance to improve your property properly. These specific modifications ARE APPROVED if they are installed according to the guidelines and require no application, submittal or review by the DRB. Failure to install the improvements according to the guidelines would lead to action by the DRB to request compliance.

1. Basketball goals must be mounted on black poles and have clear backboards. Placement will be approved by the DRB.
2. **Outdoor Yard and Holiday Decorations -**
 - a) Front door and entry area decorations should be tasteful in keeping with the style and colors of the house.
 - b) Plants in flower pots and window boxes shall always be neat and healthy.
 - c) Lawn art shall be tasteful in keeping with the community's subdued color scheme and natural setting. Birdbaths, statues and any other yard items should be tasteful in concert with the color and style of the house. Said items shall be limited to three (3) and not to exceed three feet (3') in height unless otherwise approved by the DRB.
 - d) Holiday decorations using a theme with colors appropriate to the season are permissible. Extensive displays that are noise-emitting, or have bright or flashing lights which would disturb others are not permissible. All decorations, including inflatable and/or 3-D décor must be securely anchored. Size of decorations must be in good taste to avoid neighbor complaints and/or safety hazards. Holiday decorations shall not be displayed any earlier than fifteen (15) days before the holiday and must be removed not later than fifteen (15) days following the holiday. Christmas and Hanukkah holiday decorations may be displayed from Thanksgiving to January 15th.
 - e) Any yard and holiday decorations deemed inappropriate by the Design Review Board shall be immediately corrected by the property owner.
3. Outdoor storage of garden tools and hoses should be screened from view.
4. **Parking of Vehicles -**
 - a) Resident vehicles should be parked in garages whenever possible. A maximum of two (2) vehicles per household may be parked in driveways and designated parking areas. (One vehicle may be a golf cart.) Vehicles may be parked on streets for a short period of time while visiting a residence.
 - b) Overnight parking of a vehicle on any street is prohibited.
 - c) Commercial vehicles, tractors, mobile homes, recreational vehicles, campers, trailers, boats (or other watercraft) or boat trailers, may be parked only in enclosed garages or areas designated by the Design Review Board.
 - d) This is a golf community and golf carts are considered a vehicle. They may be kept in the garage, driveway, designated parking area or an area pre-approved by the Design Review Board. The golf cart will be considered one of the two (2) maximum vehicles if kept in the driveway or parking area.
5. Awnings will be permitted to reduce sun exposure and heat. Awnings are to be from the same color family and compliment the main color of the house.
6. Woodpiles should be located in the rear yard. Tarps covering a woodpile are allowed only if the wood pile is completely screened from view. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.
7. Exterior antennas, aerials, or other apparatus for the transmission or reception of radio signals, unless completely contained within the dwelling structure so as to not be visible from outside the dwelling structure, are discouraged at Cummings Cove.

Satellite dishes may be installed without prior approval with the following guidelines:

- A. Notify the Chairman of the Design Review Board of your intent to install a satellite dish.
 - B. Maximum size of dish is 39 inches in diameter.
 - C. Dishes should be installed in an obscure location consistent with receiving an un-obstructive signal.
 - D. Installation on the eaves of the house is acceptable but installation on the roof should only be as a last resort to receive a good signal and dish should not be visible from the street.
8. Size and location of flags and flag poles must be approved by the DRB. Preferred location is attached to the house. Only the official flags of the United States of America or North Carolina may be externally displayed within Cummings Cove. Flags cannot be greater in size than 4' by 6' and must be displayed in accordance with the United States Code and North Carolina statutes. All flag poles must be consistent with setback requirements of Cumming Cove and cannot extend beyond the roof ridge of the residence on which the flagpole is installed.
9. **Vegetable Gardens -**
- 1. General Intent.
 - a. To assure vegetation is integrated with the existing topography, landscaping and surrounding areas and does not unnecessarily detract from scenic views, dominate structures, and proposed and/or existing landscaping.
 - b. To offer homeowners specific guidelines promoting food gardening as long as plans for same are DRB approved and owner commits to keeping a well-tended¹ vegetable garden for the life of said garden.
 - c. Existing DRB guidelines shall be followed and have priority over the garden rules.
 - d. The Cummings Cove Victory Garden is exempt from these rules.
 - e. Does not apply to porch/container planting.
 - 2. Criteria that shall be met to have a garden approved:
 - a. It is located between the rear line of the house and the rear property line and is not visible from the street or golf course.
 - b. It does not encroach on community-maintained or common property.
 - c. It does not encroach upon a setback and/or easement.
 - d. It, the vegetables specifically, does not exceed a height of 48 inches as measured from the highest ground level surrounding the outer edges of each garden bed (e.g., vegetation such as tall-growth okra and corn are not allowed).
 - e. Raised beds and potted vegetables are measured from the original ground height and the vegetation shall not exceed 48 inches.
 - f. It does not exceed in total area 1/5 (one-fifth) of the backyard space.

¹ Well-tended in this context means properly or diligently looked after so as to be tidy and not a visual blight (see below) on the landscape.

- g. It does not alter existing topography. For instance, planting on a grade exceeding a ratio of 5:100 feet shall be avoided.
 - h. It does not damage adjoining property through flow of water onto said property.
 - i. Espalier and/or vertical gardening shall be addressed on a case-by-case basis.
- 3. Hoses and sprinklers, fencing, tomato cages, netting (and other materials to maintain and/or minimize critters):
 - a. Shall not exceed 36 inches as measured from the highest ground level surrounding the outer edges of the garden bed.
 - b. Items shall be removed when not actively used with the garden.
- 4. Cold frames, large planters, compost bins, rain barrels:
 - a. Shall not be visible from any adjoining property.
 - b. Galvanized material shall not be used.
- 5. All items shall be “integrated” into the overall plan for landscape with vegetable garden being likewise “well-tended.”
- 6. The garden and associated material shall be exercised with care so as to not be obnoxious or offensive on account of odor, unsanitary conditions and/or visual blight¹ from neighboring properties.

¹Blight is both a botanical term for a disease and a “state” or “condition.” For instance, vegetation that is withering, brown, infected with bacteria or fungus, bug infested or otherwise dying should be pulled, pruned or tended with biologics so any potential infestation does not spread to neighboring properties.

DESIGN REVIEW PROCEDURES

Building Plan and Site Plan Review

One set of building plans, site plans, and application forms plus a \$600 Application Fee and a \$1000.00 Impact Fee payable to Cummings Cove Community Association must be submitted two weeks prior to the DRB monthly meeting held on the fourth Wednesday** of each month. Only completed applications will be reviewed. No site disturbance may occur prior to written approval from DRB. The Application Fee may be used to hire local professionals such as architects, engineers, surveyors, and interior designers to review home site and building plans that are submitted for DRB approval. These firms will provide suggestions and recommendations to the DRB.

Construction Application Forms #1 and #2 should be filled out completely. (See Attachments)

Note: One set of building plans, site plans, and application forms plus \$600 application fee are required for any home modification involving change of “footprint.”

Building Plans should include:

1. All four exterior elevations (with existing and proposed ground levels shown on each elevation).
2. Floor Plans

Site Plans should include:

1. Footprint of the house, garage and driveway on the site.
2. Existing and proposed grading, shown through contour lines or adequate spot elevations to communicate design intent.
3. Property and setback lines.
4. Easements (if any).
5. Clearing limits and existing trees to be protected and proposed tree protection fencing and barricades.
6. Locations of driveways, walks, patios, decks, site walls, fencing, lighting, etc.
7. Locations of air-conditioning compressors, and generators.
8. All temporary erosion control measures (silt fence, sediment traps, etc.).
9. Size and location of all permanent drainage features such as downspouts, pipes, swales, retention and infiltration areas including all discharge points.

The final drainage plan must be approved by the Design Review Board before ANY drain lines/pipes are buried.

Staking Approval

Before any site disturbance/construction can commence on any lot, the applicant must arrange a site inspection with the DRB to verify the following:

1. Clearing Limits, including any trees to be removed outside the clearing limits
2. Finished Floor Elevation (to be marked with a stake or on a tree)
3. Flag property corner pins

Landscape Plan Review (see also Page 6)

No less than thirty (30) days before the completion of construction, the builder must submit a set of landscape plans for review and approval. If landscaping is not included in the building contract, landscaping design must be submitted to the DRB by the homeowner no fewer than thirty (30) days before completion of construction. Once approved, landscaping must be completed within thirty (30) days following completion of construction.

Where grading, construction, and access activities create unavoidable disturbance, landscape design shall restore such areas to their former vegetated state.

The requirements for submission are as follows:

1. Footprint of the unit and garage
2. Property and setback lines
3. Easements (if any)
4. Clearing Limits: Existing tree masses and any trees in excess of four (4) inches in diameter which the owner wishes to remove.
5. Locations of driveways, walks, patios, decks, site walls, exterior lighting, play equipment, etc.
6. Proposed grading from approved site plan.
7. Location, quantity and size of proposed new plant material including trees, shrubs, ground cover and sodded and seeded areas must be shown on landscape plan.
8. Drainage structures, roof drains, and surface water drainage management including points of discharge added by the builder and marked on the plan.
9. "Approved Plant List" is provided for your use. *See* APPENDIX "A."

Minimum Plant Sizes:

At least 50% of the plants called for on the plans must be installed at the following sizes:

Shade trees	3" caliper
Flowering trees	2" caliper
Evergreens for screening	5' high
Evergreen shrubs	36" high
Deciduous shrubs	24" high

There shall be a minimum of 4 trees for each landscape plan submitted; 2 shade trees and two other trees such as 2 evergreen or 2 flowering trees.

Plan Change Review

All changes to the approved plans, elevations and schedules must be submitted to the DRB for review and approval in accordance with the procedures and submission requirements specified above. The applicant is encouraged to submit changes at the earliest possible time to avoid project delays.

Committee Response/Approval to Commence Construction

Upon the application submittal, the DRB shall:

1. Accept
2. Offer suggestions to help resolve design problems, or
3. Reject.

Completion Deadline *

Construction should be completed within 12 months of actual commencement of construction. In the event of unforeseen or uncontrolled circumstances, the DRB will consider extension appeals.

* Completion Deadline has been suspended due to delays in supply acquisition.

Planting may be postponed with approval of the DRB if building completion does not coincide with proper seasons for planting. Generally, extensions will only be granted during the hottest summer months or during prolonged periods of freezing weather in winter months.

Site Regulations

Clearing shall not begin earlier than 30 days prior to commencement of construction. Erosion controls must be installed before any earth disturbance or clearing of vegetation.

During construction, any disturbed areas shall be graded and stabilized with temporary mulch or vegetation as soon as possible after disturbance. Temporary cover shall remain in place and be maintained until final landscaping is installed.

Periodic Inspections During Construction

After construction has commenced, the DRB will conduct periodic unscheduled inspections of the work to ensure that there is compliance with the approved plans and that erosion control measures are being properly maintained.

Verification of Compliance

It is the responsibility of the applicant and the builder to comply with the Procedures and Guidelines and obtain all necessary approvals. Documentation of complete approvals should be provided to the homeowner by the builder prior to closing (Form #4) after approval by the DRB.

CONSTRUCTION/JOB SITE REQUIREMENTS

It is the intent of these guidelines to ensure that home construction activity proceeds in a manner that is consistent among all builder standards of practice.

Builder's Responsibility

All home construction shall be in conformance with local and/or state building codes, including but not limited to: building, fire, electrical, and plumbing. Compliance is the responsibility of the owner/builder, and they shall be responsible for obtaining permits and approvals. Construction shall be on the basis of accepted industry practice to assure quality workmanship and materials.

General

1. All uses and activities shall be so constructed, maintained and operated so as not to be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.
2. All constructions personnel and vehicles are required to enter and leave through the designated construction entrance. Builder will advise subcontractors of current gate code and to drive or park only on the property they are working on or in the street. This applies to deliveries and equipment.
3. Designated Construction Entrances for projects North and West of the Mountain Top Roundabout (i.e., Hidden Hills, Hidden Woods, Mountain Sunset and Sanctuary trail) are restricted to the Battle Creek Road/ Cummings Battle Trail entrance. Projects south and east of the roundabout (i.e., Cummings Crest, Tomahawk Trail, Mountain Morning, Phase 9, etc.) are required to use the construction entrance on Hebron Rd. As the radius of the roundabout was not designed for long or wide construction vehicles, these types of vehicles are not permitted to attempt to negotiate the roundabout.
4. Construction activity will be allowed from 7:00 A.M. to 7:00 P.M. Monday through Friday and from 8:00 A.M. to 6:00 P.M. Saturday. No construction activity will be allowed on Sundays, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.
5. The installation or location of any temporary structures such as trailers is prohibited without the express consent of the DRB.
6. The established speed limit within Cummings Cove Golf & Country Club for all construction vehicles, including light trucks and automobiles, is 25 miles per hour or less as may be posted within Cummings Cove. This must be obeyed.
7. Operators of delivery/construction vehicles are required to insure that no spillage of debris or construction materials occur on streets. If spillage occurs, contractors are required to immediately clean up to avoid damage to other vehicles. Any cleanup required by the Developer or Association will be charged to the appropriate party.

8. If any electrical, water, cable TV or telephone lines are accidentally cut or damaged, it is the builder's responsibility to report such accidents to the sales or construction offices within 30 minutes of occurrence. It will be the contractor's responsibility to pay for any such damage. It shall be the responsibility of each contractor to locate all underground utilities by calling "the appropriate" utility locating service prior to any digging or excavation operations.
9. Any damages to Development Property, i.e. streets, curbs, sidewalks, gates, drainage inlets, streetlight, street markers, mailboxes, walls, etc., caused by contractors or their personnel shall be repaired by contractor in a timely manner. If not repaired in a timely manner, Cummings Cove Company shall repair at the contractor's expense.
10. Loud radios or excessive noise will not be allowed within the subdivision. Normal radio levels are acceptable; however, speakers mounted on vehicles or outside of homes are prohibited.
11. No construction vehicles or vehicles belonging to contractor personnel may be left in subdivision overnight. Construction equipment may be left on site while needed; however, it must not be left on the streets. It is encouraged that, whenever possible, no vehicles be parked on the streets.
12. No contractor personnel will be allowed to bring pets on the property.

Contractors will be responsible for furnishing portable toilet facilities for their projects. Toilets must be located so as not to detract from adjacent homes. The Developer reserves the right to ask that toilets be relocated so as not to be an eyesore.

Cleanup

1. Contractors are required and encouraged to keep their job sites as neat and clean as possible. Trash and discarded materials must be removed weekly. It is strongly encouraged that job sites be thoroughly cleaned on Friday afternoons in preparation for weekend traffic. There will be no stockpiling or dumping on adjacent lots or streets. Construction materials are to be neatly piled on site. Unsightly weeds are to be routinely cut back. Streets adjoining a construction site are to be frequently swept clean. Trash not removed in a timely manner will be removed at the contractor's expense. Dumpsters should not be overflowing and should be located so as not to be an eyesore.
2. Burying or burning of trash is not permitted on the property according to local laws and ordinances. All trash and debris will be removed from the lot on a continuing basis.
3. All vacant property shall be kept neat and cleared of all debris. Contractors are not permitted to store materials or equipment on adjacent lots not owned by builder or home buyer. Builder will clean the areas of the street he has

affected by hauling trash, dirt or materials away or removing debris or silt caused from storm water run-off on a continual basis.

4. Wash down of vehicles on the streets is not permitted. Care should be taken not to track mud and debris onto the streets. Concrete trucks must be washed out on proper construction site.

Erosion Control

Each contractor will be responsible for installation and maintenance of proper erosion/sediment control in accordance with current state and local laws and specifications. Before construction begins, silt fencing will be placed at areas on the property where erosion can affect adjacent property or streets. Temporary diversion ditches and sediment traps may be needed in areas of concentrated water flow.

Stone shall be placed in the apron area of the driveway. Contractor shall be required to provide and maintain gravel at the driveway apron for the duration of construction. Gravel shall be two (2) inch Railroad Ballast (#540, 541). Construction entry onto the lot should be in the driveway only.

Silt fencing and any other erosion control measures shall be cleaned out and maintained in proper working order during the construction phase until completion of landscaping. Any damage or silt resulting from failure or overflow of erosion control measures must be cleaned up and repaired.

Rock for permanent erosion control must be approved by DRB. Riprap is not permitted for permanent erosion control unless approved by DRB.

Tree Protection

Trunks and critical root zones of existing trees and other vegetation to be preserved must be protected by proper fencing and barricades. Such measures must be installed before grading begins and must remain in place throughout construction. No materials or equipment may be stored within tree protection zones. No excavation or fill is permitted within tree protection zones.

Completed Construction

1. Construction will proceed in a timely manner and site will be completely finished and kept clean. No materials will be stored on the property or in the house after it is completed. Finished landscaping on unsold houses shall be maintained by the builder. This includes normal cutting, fertilization and watering of grass and plants. Dead plants, trees and weeds are to be removed and replaced in conformance with approved landscape plan
2. In the event the builder (or owner after possession) does not comply with any of the above items within a reasonable amount of time, the Developer has the right to execute these items at the builder's expense.

BUILDER NON-COMPLIANCE WITH GUIDELINES

Failure to obtain any of the required approvals or VIOLATION of the Guidelines and/or Builder's Responsibility, as specified in these Guidelines, during the builder contract period will result in:

First offense: \$500 assessment.

Second offense: \$1000 assessment.

Third offense: \$1000 assessment and subject to revocation or non-renewal of Preferred/Approved Builders contract

Owners are responsible for compliance with the Guidelines for any maintenance or improvements conducted after the Contracted Construction is complete. Non-compliance may subject homeowner to fines according to Article 10 of the Covenants and Restrictions for Cummings Cove

FORM #1
CONSTRUCTION APPLICATION
CUMMINGS COVE GOLF & COUNTRY CLUB

Note: *One set of application documents must be included with this form.*

APPLICANT/BUILDER _____ DATE _____

CONTACT PERSON _____ PHONE NO. _____

BUSINESS ADDRESS _____

PROPERTY ADDRESS _____

NEIGHBORHOOD _____ LOT _____

CONSTRUCTION REQUEST: (Check where applicable)

- ☐ Total Square Footage Heated/Cooled
1st Floor _____ 2nd Floor _____
- ☐ Building Elevation (four)
- ☐ Floor Plan (for reference only)
- ☐ Exterior Material, finish & Color Schedule
- ☐ Site Plan & Setbacks
- ☐ Foundation Verification
- ☐ Landscape Plan
- ☐ Other _____

BUILDING DESIGN: ☐ New ☐ Repeat

STORIES: ☐ 1 ☐ 1.5 ☐ 2

BASEMENT: ☐ Yes ☐ No

GARAGE: ☐ Side Entry ☐ Front Entry ☐ Rear Entry

TYPE LOTS: ☐ Golf Course ☐ Corner ☐ Standard

ARE THERE ADJACENT HOUSES?

☐ Yes ☐ No ☐ Under Construction

HAVE THE BUILDING ELEVATIONS BEEN USED ON ADJACENT HOUSES?

☐ Yes ☐ No ☐ Similar ☐ Don't Know

IS LANDSCAPING INCLUDED IN CONTRACT?

☐ Yes ☐ No

EST. START DATE: _____ EST. COMPLETION DATE: _____

ARE ALL EXTERIOR FINISHES, I.E., ROOFING, PAINTING, SIDING AND DECKS,
ROCK AND/OR BRICK WORK, INCLUDED IN THE CONTRACT?

() Yes () No

Permission is hereby granted for members of the Design Review Board and an appropriate representative to enter on the property to make reasonable inspection of the construction location.

APPLICANT'S SIGNATURE _____

DATE RECEIVED BY DESIGN REVIEW BOARD _____

**FORM #2
CONSTRUCTION APPLICATION
CUMMINGS COVE GOLF & COUNTRY CLUB**

Material and Color Selection

BUILDER _____

NEIGHBORHOOD _____ LOT NUMBER _____

PROPERTY ADDRESS _____

DATE _____

	<u>Material</u>	<u>Color</u>
ROOF	_____	_____
EXT. WALLS 1	_____	_____
EXT. WALLS 2	_____	_____
TRIM	_____	_____
SOFFIT	_____	_____
FASCIA	_____	_____
GUTTERS	_____	_____
GARAGE DOOR	_____	_____
FRONT DOOR	_____	_____
WINDOWS	_____	_____
SHUTTERS	_____	_____
MASONRY	_____	_____
DECK	_____	_____
DECK RAILS	_____	_____
DECK PICKETS	_____	_____
DRIVEWAY	_____	_____

**FORM #3
CUMMINGS COVE DESIGN REVIEW BOARD
SITE PLAN VARIANCE REQUEST**

APPLICANT/BUILDER _____

NEIGHBORHOOD _____

LOT NUMBER _____

PROPERTY ADDRESS _____

DATE _____

FOR WHICH PROPERTY LINE IS THE VARIANCE REQUEST:

FRONT _____

SIDE _____

REAR _____

AMOUNT OF VARIANCE (IN FEET) _____

REASON FOR VARIANCE _____

APPLICANT'S SIGNATURE _____

DATE RECEIVED BY DESIGN REVIEW BOARD _____

PLANT LIST – APPENDIX “A”

This list consists of species native to western North Carolina that are desirable for landscaping at Cummings Cove. Other species may be approved as part of a landscape plan, but a plan that stresses native plantings will be most appropriate for the natural environment.

Large Trees (over 25 feet)

Red maple	<i>Acer rubrum</i>
Sugar maple	<i>Acer saccharum</i>
Yellow buckeye	<i>Aesculus flava</i>
Yellow birch	<i>Betula lenta</i>
River birch	<i>Betula nigra</i>
Bitternut hickory	<i>Carya cordiformis</i>
Pignut hickory	<i>Carya glabra</i>
Yellowwood	<i>Cladrastis kentukea</i>
Beech	<i>Fagus grandifolia</i>
Tulip tree	<i>Liriodendron tulipifera</i>
Cucumber tree	<i>Magnolia acuminata</i>
Black tupelo	<i>Nyssa sylvatica</i>
Sycamore	<i>Platanus occidentalis</i>
Red spruce	<i>Picea rubens</i>
White oak	<i>Quercus alba</i>
Chestnut oak	<i>Quercus Montana</i>
Red oak	<i>Quercus rubra</i>
Post oak	<i>Quercus stellata</i>
American linden	<i>Tilia Americana</i>
Carolina hemlock	<i>Tsuga caroliniana</i>

Small Trees (up to 25 feet)

Serviceberry	<i>Amelanchier arborea</i>
Paw paw	<i>Asimina triloba</i>
American hornbeam	<i>Carpinus Carolina</i>
Chinquapin	<i>Castanea pumila</i>
Eastern redbud	<i>Cercis Canadensis</i>
Fringetree	<i>Chionanthus virginicus</i>
Pagoda dogwood	<i>Cornus alternifolia</i>
Flowering dogwood	<i>Cornus florida</i>
Washington hawthorn	<i>Crataegus phaenopyrum</i>
Persimmon	<i>Diospyros virginiana</i>
Carolina silverbell	<i>Halesia Carolina</i>
Witch-Hazel	<i>Hamamelis virginiana</i>
American holly	<i>Ilex opaca</i>
Red cedar	<i>Juniperus virginiana</i>
Umbrella tree	<i>Magnolia tripetala</i>
Hop-hornbeam	<i>Ostrya virginiana</i>
Sourwood	<i>Oxydendrum arboreum</i>
Hoptree	<i>Ptelea trifoliata</i>
Sassafras	<i>Sassafras albidum</i>
Blackhaw viburnum	<i>Viburnum rufidulum</i>

Small Shrubs (under 4 feet)

New Jersey tea	<i>Ceanothus americanus</i>
Sweetfern	<i>Comptonia peregrine</i>
Snowhill Hydrangea	<i>Hydrangea arborescens</i>
Shrubby St. John's Wort	<i>Hypericum prolificum</i>
Drooping leucothoe	<i>Leucothoe fontanesiana</i>
Carolina rose	<i>Rosa palustris</i>
Cranberry	<i>Vaccinium</i>
Lowbush blueberry	<i>Vaccinium pallidum</i>
Maple-leaf viburnum	<i>Viburnum acerifolium</i>

Large Shrubs (4 feet to 10 feet)

Red chokeberry	<i>Aronia arbutifolia</i>
Black chokeberry	<i>Aronia melanocarpa</i>
Sweetshrub	<i>Calycanthus floridus</i>
Cinnamonbark	<i>Clethra acuminata</i>
Silky dogwood	<i>Cornus amomum</i>
Hazelnut	<i>Corylus Americana</i>
Bush-honeysuckle	<i>Diervilla sessilifolia</i>
Hearts-a-bustin	<i>Euonymus americanus</i>
Large Fothergilla	<i>Fothergilla major</i>
Dense hypericum	<i>Hypericum densiflorum</i>
Common winterberry	<i>Ilex verticillata</i>
Virginia sweetspire	<i>Itea virginica</i>
Mountain laurel	<i>Kalmia latifolia</i>
Spicebush	<i>Lindera benzoin</i>
Sweet azalea	<i>Rhododendron arborescens</i>
Flame azalea	<i>Rhododendron calendulaceum</i>
Carolina rhododendron	<i>Rhododendron carolinianum</i>
Mountain rosebay	<i>Rhododendron catawbiense</i>
Wild or Pinxter azalea	<i>Rhododendron periclymenoides</i>
Pinkshell azalea	<i>Rhododendron vaseyi</i>
Elderberry	<i>Sambucus Canadensis</i>
Coral berry	<i>Symphoricarpus orbiculatus</i>
Hobblebush	<i>Viburnum alnifolium</i>
Highbush blueberry	<i>Vaccinium corymbosum</i>
Deerberry	<i>Vaccinium stamineum</i>
Witherod Viburnum	<i>Viburnum cassinoides</i>

Large Shrubs (over 10 feet)

Tag alder	<i>Alnus serrulata</i>
Mountain winterberry	<i>Ilex Montana</i>
Mock orange	<i>Philadelphus inodorus</i>
Rosebay rhododendron	<i>Rhododendron maximum</i>
Smooth sumac	<i>Rhus glabra</i>
Silky willow	<i>Salix sericea</i>
Arrowwood	<i>Viburnum dentatum</i>

Vines

Dutchman's pipe
Crossvine
Virgin's bower
Coral honeysuckle
Virginia creeper
Passion flower
Native Wisteria

Aristolochia macrophylla
Bignonia capreolata
Clematis virginiana
Lonicera sempervirens
Parthenocissus quinquefolia
Passiflora incarnate
Wisteria frutescens/*Wisteria macrostchys*

Ground Covers

Pussy's toes
Wild ginger
Green and gold
Mouse-eared coreopsis
Wintergreen
Little brown jugs
Dwarf crested iris
Partridge berry
Allegheny spurge
Phacelia
Chalice phlox
Wild blue phlox
Creeping phlox
Golden aster
Christmas fern
Oconee bells
Blue-eyed grass
Foamflower
Yellow-root

Antennaria plantaginifolia
Asarum canadense
Chrysogonum virginianum
Coreopsis auriculata
Gaultheria procumbens
Hexastylis arifolia
Iris cristata
Mitchella repens
Pachysandra procumbens
Phacelia bipinnatifida
Phlox amoena
Phlox divaricata
Phlox stolonifera
Pityopsis graminifolia
Polystichum acrostichoides
Shortia galacifolia
Sisyrinchium mucronatum
Tiarella cordifolia
Xanthorhiza simplicissima

Grasses & Sedges

Big bluestem
Broomsedge
River cane
Pennsylvania sedge
Plantain-leaved sedge
River oats
Oat grass
Bottle brush
Switch-grass
Little bluestem
Indian grass
Eastern gamma grass

Andropogon gerardii
Andropogon virginicus
Arundinaria gigantea ssp. *Gigantea*
Carex pensylvanica
Carex plantaginea
Chasmanthium latifolium
Danthonia compressa
Elymus hystrix
Panicum virgatum
Schizachyrium scoparium
Sorghastrum nutans
Tripsacum dactyloides

Ferns

Maidenhair fern
Ebony spleenwort
Lady fern
Hay-scented fern
Wood fern

Adiantum pedatum
Asplenium platyneuron
Athyrium filix-femina ssp. *Asplenoides*
Dennstaedtia punctiloba
Dryopteris marginalis

Sensitive fern
Cinnamon fern
Interrupted fern
Royal fern
Christmas fern
Chain fern
Common woodsia

Onoclea sensibilis
Osmunda cinnamomea
Osmunda claytonia
Osmunda regalis
Polystichum acrostichoides
Woodwardia areolata
Woodsia obtuse

Wildflowers

Doll's eyes
Carolina phlox
Blue star
Thimbleweed
Wild columbine
Green dragon
Jack-in-the pulpit
Goat's beard
Swamp milkweed
Butterfly weed
White wood aster
Late purple aster
False goatsbeard
Wild indigo
Blue cohosh
Pink turtlehead
Black cohosh
Coreopsis
Bleeding heart
Shooting star
Joe-Pye weed
Wild geranium
Sunflower
Sharp-lobed hepatica
Alumroot
Jewelweed
Blazing star
Turks-cap lily
Cardinal flower
Lobelia
Great lobelia
Fringed loostrife
Bishop's cap
Bee balm
Carolina phlox
Garden phlox
Solomon's seal
Blackeyed susan
Bloodroot
Fire pink
Wrinkle-leaf goldenrod

Actaea pachypoda
Phlox Carolina
Amsonia tabernaemontana
Anemone virginiana
Aquilegia Canadensis
Arisaema dracontium
Arisaema triphyllum
Aruncus dioicus
Asclepias incarnate
Asclepias tuberosa
Aster divaricatus
Aster patens
Astilbe biternata
Baptisia tinctoria
Caulophyllum thalictroides
Chelone lyonii
Cimicifuga racemosa
Cordopsis pubescens
dicentra eximia
Dodecatheon meadia
Eupatorium fistulosum
Geranium maculatum
Helianthus resinosus
Hepatica acutiloba
Heuchera americana
Impatiens capensis
Liatris spicata
Lilium superbum
Lobelia cardinalis
Lobelia puberula
Lobelia siphilitica
Lysimachia ciliata
Mitella diphylla
Monarda didyma
Phlox Carolina
Phlox paniculata
Polygonatum biflorum
Rudbeckia hirta
Sanguinaria Canadensis
Silene virginica
Solidago rugosa

Bush pea	<i>Thermopsis villosa</i>
New York ironweed	<i>Vernonia noveboracensis</i>

Plants listed in the section of prohibited plants below are invasive exotics and may not be planted in Cummings Cove.

Prohibited Plants

Japanese honeysuckle	<i>Lonicera japonica</i>
Japanese wisteria	<i>Wisteria floribunda</i>
Japanese barberry	<i>Berberis thunbergii</i>
Autumn olive	<i>Eleagnus umbellata</i>
Russian olive	<i>Eleagnus anhuatensis</i>
Euonymus alatus	Winged euonymus
Japanese silver grass	<i>Miscanthus sinensis</i>
Porcelain berry	<i>Ampelopsis brevipedunculata</i>
Oriental bittersweet	<i>Celastrus orbiculatus</i> *
Bush honeysuckle	<i>Lonicera tatarica</i> , <i>Lonicera maackii</i>
Linden viburnum	<i>Viburnum dilitatum</i>
Chinese privet	<i>Ligustrum sinense</i>
Kudzu	<i>Pueraria Lobata</i>

The following plants were added to the list effective September 2017. Landscaping plans approved prior to that date containing these plants are grandfathered for the life of the current plantings. The species cannot be replanted and an acceptable replacement must be selected in its place.

English Ivy	<i>Hedera helix</i>
Honeysuckle	<i>Lonicera fragrantissima</i> Lindl & Paxton
Princess Tree	<i>Paulownia tomentosa</i>
Bradford Pear	<i>Pyrus calleryana</i> Decne
Multiflora rose	<i>Rosa multiflora</i> Thunb
Butterfly Bush	<i>Buddleia davidii</i> Franch (with exception for sterile cultivars)

*Please note: The outdoor use of seasonal decorations made with dried Bittersweet berries is discouraged to prevent birds carrying the seeds into the wild.