

NEWPOINT ESTATES CONSTRUCTION GUIDELINES  
Revised November 9, 2015  
Supersedes Construction Guidelines Dated November 4 2002

**IMPORTANT:**

These guidelines supplement the requirements designated in the Deed Restrictions. Both the Deed Restrictions and these guidelines should be reviewed with your architect and builder as you develop your house plans and site location or any additional construction after move in. This will alleviate possible delays in the approval process.

Before initiating any construction project, whether it is the main residence or an outbuilding, fence, mailbox or pool years later, plans must be submitted and approved by the Board.

**SECURITY DEPOSIT:**

For a plan of a primary residence, a security deposit of \$7,500 is required from the Builder. In addition, a security deposit of \$1,000 is required from the Homeowner to be paid to Newpoint Estates HOA upon approval of the plan.

**PRIMARY RESIDENCE:** (Art VII, Sec 1)

1. Roof Material: Refer to Art VII, Sec 7. Materials not already specified need prior Board approval.
2. Garages: All residences shall have an attached or detached enclosed garage for two or more cars. Free standing carports on lots are prohibited.
3. Orientation:
  - a) Where possible, residence should face the street.
  - b) Garage should not face the street, unless distance is greater than one-half depth of lot.

**SETBACKS:** (Art VII, Sec 3 & 8) 100 Feet, 80 Feet, 60 Feet & 50 Feet

1. All Structures, except mailboxes and fences, shall be no closer to the property line than the building setback lines.
2. Primary residence shall be no closer than 100 feet from the front property line and no closer than 60 feet from the side property line.
3. Fences and Gates shall be no closer than 50 feet from the center of the road, except along Newpoint Drive where they shall be no closer than 55 feet from the center of the road.
4. Outbuildings (e.g., barn, shed, workshop, extra garage, greenhouse) shall be no closer than 80 feet from the side property line and must be located behind the primary residence with appropriate screening from view of the street and neighboring properties.
5. Residence shall be no closer than 80 feet from the rear property line, except where the rear property line does not adjoin another Newpoint owner.

**FENCES:** (Art VII, Sec 8 and See Setback section above)

**All fencing, permanent or temporary, to be located anywhere on the property must be approved in advance by the Board.**

1. Recommended for all types of fencing
  - a) Support posts depth should be at least one half the height of the fence and installed with concrete.
  - b) Front fencing does not have to be the same as side/back fencing; however, fencing on each side must be the same in style and length

2. Suggested Types of Fences:
  - a) Three Rail Wood Fence – minimum height 4 feet.
  - b) Wrought Iron/Aluminum Fences – minimum height 6 feet unless not visible from street or neighboring properties.
  - c) No other fencing, such as barbed wire, chain link or privacy wood is allowed. Special circumstances may be presented to the Board for approval.

**DRIVEWAYS:** Art VII, Sec 6

1. Must be Asphalt, Concrete or Brick/Pavers
2. Layout of driveway should be included on site plan.
3. New Construction driveways should be in place upon move-in.

**OUTBUILDINGS:** Such as, but not limited to, Barn, Shed, Workshop, Garage, Greenhouse (see also Landscaping section below)

1. Must be behind primary residence and no closer than 80 feet from the side of property line.
2. Minimum size must be 16' X16'.
3. Maximum size cannot be more than 20% of the residence.
4. Must be on concrete slab with building permanently attached to slab. Note: if barn is used to keep horses, a combination dirt/concrete floor is acceptable; however, structure must be attached to piers in ground.
5. May not exceed in height the dwelling to which it's appurtenant without written consent of Board.
6. Plans depicting architecture, color and type of material must be submitted to the Board prior to construction.

**PROPANE TANKS** (Art VII, Sec 15 and see Landscaping section below)

1. If installed above ground, must be screened from public view.
2. Tanks must be properly coated, with a wasting “sacrificial” anode properly attached, if buried.
3. Tanks must be strapped to prevent flotation, if buried.
4. Valves and dome must be higher than any flood plain.

**DRAINAGE:**

Owners need to consider the natural drainage patterns when placing Residence, Driveways, Courtyards and Flowerbeds.

**AESTHETICS AND TOPOGRAPHY**

Any change in topography or removal of trees require Board approval. Existing trees should be protected during the construction process.

**LANDSCAPING:**

1. Landscaping plans, to scale and in detail, must be submitted at 80% completion of home.
2. Landscaping must be in place concurrent with move-in.
3. Required around the foundation of main residence.
4. Required around any outbuilding, above ground propane tank, water well which can be viewed from the street. Landscaping around propane tank and water well should provide 75% screening.

**MAILBOXES:** (Art. VII, Sec 13 and see Setback section)

Must be approved by the Board and conform to Post Office requirements.

**ITEMS TO BE SHOWN ON SITE PLAN:**

1. The location and orientation for the residence (consider the relationship of buildings on adjacent lots when locating your residence and outbuildings).
2. The locations of driveway and entry culvert.
3. The location of water well and tank.
4. The location of the septic field or tank system.
5. The location of propane tank
6. The location of any outbuildings
7. The location, size and appearance of mailbox.
8. Electricity connection point
9. Color of exterior building material and roofing material. (i.e. color of brick, stone, stucco; color of exterior trim woodwork; color and type of roofing material)
10. Layout and placement of any fencing along with the type of material. This includes any pillars or gates at front of driveway.