

TWIN RIVERS ARCHITECTURAL REVIEW COMMITTEE (ARC)

CONSTRUCTION CRITERIA

Effective: April 1, 2025

(1) Exterior Walls (Siding)

Exterior walls may be made of solid wood such as shingles, lap siding, board and batten or log. Walls can also be made of stone. Natural stone is preferred, but the use of cultured stone is permitted. The exact color and style of exterior wall materials must be submitted for approval by the ARC. The use of aluminum, vinyl or Masonite will not be allowed. Hardie Board with wood grain texture is permitted only when used with accents of natural materials (samples of material are required).

(2) Windows & Doors

Windows should be solid wood, premium metal clad wood, or premium metal. Vinyl and vinyl clad windows are not acceptable.

Exterior doors should be made of solid wood, fiberglass, metal, or metal clad. Plain fiberglass and metal/metal clad doors with no design features (ex. raised panels, woodgrain, glass panels, decorative metal, etc.) are not acceptable. Garage doors must be of high-quality metal, fiberglass, or solid wood.

(3) Roof

The following roofing materials will be considered for approval by the ARC. Material submissions will be evaluated for quality, color, glare, aesthetics, and fit with the character and ambiance of the Twin Rivers Community. Colors that will be considered depending on the material include slate gray, dark gray, dark bronze, dark brown, dark green, dark red, and natural cedar. A sample of exact material, color, and style must be submitted for approval by the ARC.

- Wood Shakes (Class A Fire Rated cedar shakes are strongly recommended). (CeDUR synthetic roofing shakes will also be considered.)
- Asphalt Shingles (Architectural “high definition” type in slate gray, dark gray, dark bronze, and dark brown colors).
- Clay Tiles

- Slate Tiles
- Metal Roofs. Finish must be low glare/gloss (*e.g.*, Ultra-Low Gloss from CMG, Natural Matte from CMG and Matte Metal Roofing from Western States Metal Roofing). Samples of these finishes are available from the ARC. Colors should be earth tone.

Gutters and down spouts must match or complement the color scheme of the house.

(4) Exterior Paint

Earth tone colors are required, and paint chips and/or color charts must be submitted for approval. Earth tones include such colors as browns, grays, blue-grays and dark greens selected to create a subdued, natural look.

(5) Foundation

Foundations are defined as 3 feet above the exterior ground level. Foundations facing community areas are required to be covered in stone. Foundations not facing community areas may be finished in stone or stucco (painted in a color consistent with the overall color palette).

(6) Chimneys

The chimney most exposed to community areas on each house must be covered with materials that complement the materials used on the house.

(7) Garage

Each homesite shall have a garage in the main dwelling or a detached accessory building sized for a minimum of two cars. Open parking structures will not be approved.

(8) Community Area

As used in ARC Criteria, a community area includes Roads, the Watauga River, the Boone Fork Creek, and Community Trails will be within the purview of the ARC.

(9) Construction and Repair Work

Construction and repair work producing high noise levels shall be limited to the hours of 8:00AM to 5:00PM Monday through Friday. This includes work requiring the use of power tools, nail guns, gas powered equipment, and any other loud noise producing equipment. Limited work on Saturdays may be allowed on a case-by-case basis with prior approval from an ARC member.

Loud music is strictly prohibited. All exterior construction or repair work performed by outside contractors is prohibited on Sundays, Thanksgiving, Christmas Eve, Christmas, News Year's Day, and Independence Day. All construction contractors must depart Twin Rivers by 6:00PM each day.