



## Retreat Home Building General Guidelines Quick Reference July 15, 2021

1. Home size (**heated**)
  - a. One story: 1,500 ft<sup>2</sup> (min.)
  - b. One and half story: 1200 ft<sup>2</sup> (min.) ground floor; 1,750 ft<sup>2</sup> total (min.)
  - c. Two story: 1,750 ft<sup>2</sup> (min.)
2. Garage
  - a. 2 car enclosed/door(s) should not face the main road
3. Exterior Materials
  - a. Brick or veneer
  - b. Stone or veneer
  - c. Wood
  - d. Combination of above
  - e. Other material approved by ARC
4. Exterior Primary Colors
  - a. Selection in keeping with mountain/forest palette  
Example: Brown/green/gray: no bright colors
5. Driveway
  - a. Asphalt
  - b. Concrete
  - c. Other ARC approved material ( ex. brick, stone, pavers)
6. Setbacks (minimum distance from PROPERTY LINE)
  - a. Front: 25ft.
  - b. Side: 10ft.
  - c. Rear: 15 ft.
7. Trees
  - a. Lot sides: very minimal removal to maintain tree buffer between lots; no trees are to be removed within 10ft. of property line.
  - b. Lot rear: selective/minimal removal, if required.
  - c. Lot front: selective/minimal removal, if required.
8. Exterior Design
  - a. Mountain/Rustic/Log

9. Building plans are to be submitted to and approved by ARC before any construction can start. If design and layout changes occur after plans have been approved the plans are to be updated and resubmitted for approval

10. A project kickoff meeting is to be held with the ARC and the homeowner to review submitted building plans, schedule and tree removal plan. No tree removal or site preparation is to be done prior to this meeting. Periodic review meetings will be held during the construction process.

11. Building and septic permits issued by Greenbrier County must be obtained

12. Prior to the house being occupied, the homeowner must receive an Occupancy Permit issued by the ARC. Final as-built plans must be submitted in conformance with plans approved by the ARC for the construction of the structure. In addition, a Certificate of Occupancy issued by the Greenbrier County building inspector must be provided prior to occupancy of the home

Note:

- For further details, review “Declaration of Covenants, Restrictions, Easements, Reservations, Terms and Conditions governing White Rock Mountain Retreat, a planned community in Greenbrier County, West Virginia”.

- As you get further along in the process, you will need to supply:

1. Architectural drawings of the house.
2. Lot survey with home and garage located and setbacks shown.
3. Drawings showing elevations of all sides of the home on the lot.
4. List of exterior materials and colors.

5. Greenbrier County septic, building and occupancy permits. If over 2000 ft<sup>2</sup>, plans are to be stamped by a licensed Engineer or Architect.

WRMRPOA ARC

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