Eagle Trace Master Homeowners Association

Building Guidelines

Revised 11/11/2026.

When submitting plans for approval the Architectural Review Committee will need the following information to process your application. If you do not provide all the information, your application will be delayed or denied. Anyone looking to build should also review the "Eagle Trace Declaration of Covenants, Conditions and Restriction". They can be found at www.eagletrace-hoa.com

Project Information Requirements

A. A copy of the house plans (blueprints) or you may also submit a pdf file with all the information. We will not accept web links to view basic plans online. We must have a complete set of blueprints.
B. We require a survey or a detailed drawing of the lot. The survey/drawing must show:
    B.1 The location of the home plotted on the lot, with all lot corners shown.
    B.2 Show all setbacks on the drawing.
    B.3 Show the proposed septic field.
    B.4 Show location of driveway(s) and walkway(s) with all dimensions and construction material.
    B.4 Show all decks, detached garages, storage sheds, patios, etc.
C. Exterior siding material and color. If you have a sample, please submit it with plans.
D. Roofing material and color.
E. If you are planning on a detached garage or storage building, please submit with your house plans.
F. Location and type of any fence or other barrier. See below for more details.
G. Submit the name and license number of your general contractor with contact information.

Building Requirements

1. All living units must be stick built.
2. The minimum single level home square footage is 1875.
3. Non-waterfront two level homes must be 2200 square feet, with the first living level at 1200 square feet.
4. Waterfront two level homes must be 2400 square feet with the first living level at 1300 square feet.
5. No detached garage, storage shed, or carport shall be permitted unless architecturally compatible with the primary living unit.
6. Setbacks: front recommended 40', minimum 30'. Rear 30'. Side 10'. Waterfront lots must also meet CAMA requirements.
7. Fences are subject to the complete jurisdiction of the Committee including location, style, materials, and height. No fence shall be allowed along any property line. The Committee may consider whether the construction of a fence is aesthetically pleasing, does not detract from the reasonable value of any Lot or property, does not interfere with the scenic views of the river, or be for the safety of the owners or occupants thereof. The recommended fence height is four feet and no fence greater than six feet in height will be allowed. The fence type for all waterfront Lots will be a black metal picket style fence. Suggest height of four feet. Lots where swimming pools and the like have been installed must have fences that, at a minimum, comply with all Government regulations and are approved by the Committee.
8. All Living units must be connected to Beaufort County water.

9. All living units must have a concrete driveway.
10. All living units and other structures must have 30-year architectural shingles or an approved metal roof.
11. All building sites must be mowed monthly.
12. All building sites must have a large commercial dumpster on site for construction debris/waste.
13. Before clearing any lot, the owner must obtain approval from the ARC along with plans on how they propose to clear the lot and disposal of debris. Burning of debris is not permitted.
14. Any debris or mud carried onto the streets must be removed the same day by the owner or contractor. Any street or drainage damaged caused by the building process must be repaired ASAP by the owner or the contractor.
15. No contractor, sub-contractor, owner, or delivery vehicle shall block the road(s) or common area access in any way.
16. All construction must have a general contractor (GC) or the owner must be a GC or have board approval to act as their own GC.
17. Propane tanks must be installed underground, unless they are 125 gallons or smaller. The ARC must approve the location of any above ground tanks.
18. Owner/contractor HOA required deposit of **$1,000.00**. The deposit is refundable after construction, if the HOA did not incur any expense in resolving any listed violations. The association may increase this amount sufficient to compensate the association for the actual cost to remedy any violation.
19. The Architectural Review Committee and the Eagle Trace HOA Board will have final approval for all building plans, site approval, or special request.
20. All building projects must be completed within 12 months. If not, the owner is subject to fines of **$20.00** daily, until the project is completed, unless a force majeure event creates the delay.

Please submit the above information to the Eagletrace Board, along with a signed copy of these guidelines. The local board contacts are:

Carl Parker	President		
Kenneth Brabble	Sec/Treas	252-904-4584	eagletracehoaboa@gmail.com
Eagletrace HOA	212 Eagle Nest Trail, #68	Blounts Creek, NC 27814	

We highly recommend you set up a meeting at the convenience of all, at the Eagletrace community center. At this meeting we can discuss your plans and answer any questions you may have or get answers to question the ARC may have about your project. We hope the above requests do not offend anyone. Many of the above items are common courtesy or basic information. We look forward to meeting you and we know you will enjoy our community and neighbors.

_____ _____

Owners Name Date

_____ _____

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