

## GREENBRIER BUILDING STANDARDS

1. All debris from lot clearing must be hauled away. Burying of debris is unacceptable.
2. Each construction site must have a dumpster and a Portable John during the entire period of construction on lot.
3. Builder/Owner must have an approved site plan and house plan before commencing any clearing or construction activity on lot.
4. Access to lot for clearing or construction prior to driveway installation must not interfere with road drainage or contaminate road bed prior to paving. The use of a board bridge arrangement is required; dirt is not acceptable. Any damage to curb or street is the responsibility of the Builder/Owner.
5. All homes must be built on crawl space with brick facing.
6. Approved siding materials are brick, solid wood, Masonite, or vinyl. Plywood siding or equivalent panel products are unacceptable.
7. Colors are subject to approval (See Application for Architectural Review).
8. Decorative ornamentation on roofs, such as weathervanes or scalloped eaves, is not acceptable.
9. Driveway curb connections must be made according to and by permit from the City of New Bern. Under each driveway, three (3) feet back from the curb and twelve (12) inches deep, purchaser shall place one four (4) inch PVC pipe segment extending at least one (1) foot beyond the side of the driveway for future cabling or other use as yet undefined.
10. Driveways will be built from street elevation at a ten to one slope until driveway comes to natural land elevation (see attached sketch). All driveways must be concrete.
11. All signs, including but not limited to Builder signs, Realty signs, Financing signs, and "For Sale," signs must be approved before placement.
12. All chimneys shall have a spark arrestor.
13. All reasonable effort shall be made to located exhaust vents and vent pipes on backside of roof.
14. Minimum roof pitch allowed is 6/12.