Eagles Nest — Design & Build Guidelines Summary

The Lodges at Eagles Nest, Banner Elk, NC | Based on the current Eagles Nest Design Guidelines, Construction Regulations, and Appendices A–C | Updated September 2026

> **All exterior work requires written ARB approval before starting. Verbal approval is not valid.**

Overview

Eagles Nest is a planned mountain community designed to blend homes into the natural environment using quality materials and a consistent rustic mountain aesthetic. The Architectural Review Board (ARB) oversees all construction and exterior modifications.

Approval Process

Three Project Tiers

- **New Construction / Large Project** — new builds, or any improvement requiring structural change (including new garages or accessory dwelling units)
- **Home Improvement / Mid-Size Project** — non-structural improvements and temporary structures (garages, decks that don't require structural change, fences, storage sheds)
- **Small Project** — paint/stain color changes, tree removal, fences, and site features that don't alter the structure

Required Submittal Documents (all electronic)

- Appendix A — Project Application (fully completed)
- Appendix B — Construction Agreement (acknowledged by Owner and Contractor)
- Appendix C — Construction Regulations (acknowledged by Owner and Contractor)
- Contractor license and required insurance documentation
- Survey and site plan (minimum scale 1″ = 20′)
- Architectural floor plans (minimum scale 1/4″ = 1′-0″) and elevations (minimum scale 1/8″ = 1′-0″, 1/4″ preferred)
- Landscape and hardscape plan (minimum scale 1″ = 20′)
- Erosion control and drainage plan
- Color samples, photographs, or material specifications (generic descriptions like “grey/brown tones” or “to match house” are not acceptable)
- Variance request and supporting justification, if applicable

The ARB will notify the Owner of its determination within **35 business days** of a complete application. This review period does not begin until all required documentation *and* applicable fees have been received.

Fees (New Construction)

Fee	Amount	Notes

Architectural Review Fee	$1,000	Non-refundable, due with application
Architectural Review Fee — improvements, additions, or incomplete submittal	$500/occurrence	Non-refundable
Construction Letter of Credit	$7,500	Refundable if no violations, due on approval of final plans
Road Impact Fee	$10,000 base (up to 2,000 sq ft heated) + $2.00/sq ft over 2,000 sq ft	Non-refundable

> **All fees must be paid in full before any site clearing or construction begins.**

Construction Rules

- An on-site meeting with the ARB is required before clearing anything
- No lot clearing, grading, or tree removal until Final Site Plans are approved and fees paid
- **Build time limit: 24 months total** — dry-in milestone (roof, exterior walls, windows/doors installed) within 12 months of start of construction; substantially complete within 24 months of start of construction. Extensions may be granted in writing by the ARB for good cause.
- All contractors must be ARB-approved with a valid NC Contractor's License
- General liability insurance minimum: **$1 million** (must cover all subcontractors)
- Each site requires a commercial dumpster and job toilet (toilet must be 25+ feet from the street)
- Contractors cannot park or store equipment on the road shoulder (one warning, then $100/day fine)

Materials & Exterior Standards

Roofs

- Pitch: **6/12 minimum, 14/12 maximum** (case-by-case exceptions down to 4/12 possible)
- Allowed: heavy wood shakes, clay tile, fiberglass shingles (**30-yr warranty required**), metal, slate
- No cheap or imitation materials

Siding / Exterior Walls

- Natural wood, stone, and high-quality engineered wood products encouraged
- Plywood siding is **not permitted** (except soffit underside)
- **No exposed stucco anywhere**

Foundations

- Must be veneered with **natural wood and stone**
- **Cultured stone and stucco are prohibited**

Colors

- Natural earth tones only — browns, grays, greens, and natural wood finishes
- Vineyard Village must use gray tones to match the winery
- **No white window exteriors** anywhere in the community
- All color schemes need ARB approval; submit color chips with application

Feature-Specific Rules

Garages

- Size, massing, materials, and integration reviewed case-by-case for compatibility with the home and surroundings
- Garage doors should be oriented away from the street where site conditions allow — not an absolute requirement; the ARB may approve street-facing doors when lot layout or grade dictate
- **No carports** — all garages must be fully enclosed

Driveways

- Must be asphalt, concrete, or natural stone
- Other materials require written ARB approval

Fences

- Rail, split-rail, and low stone walls consistent with the Eagles Nest rock wall style are encouraged
- **No privacy fencing or chain-link fencing**

Trees

- ARB approval required to cut any tree **6″ diameter (DBH) or larger**
- **Topping trees is not allowed**
- Cutting without approval = fines and potential forced replanting at owner's expense
- Exception: damaged trees or trees posing a safety danger

Pools & Spas

- No above-ground pools or inflatable bubble covers
- Must match home's architecture in materials and detailing

Exterior Lighting

- Must be downward-facing, baffled fixtures — no glare toward neighbors
- **No colored lights; no up-lighting of any kind**
- Soft-white lights required in high-density areas
- Holiday lights only allowed **Thanksgiving through New Year**

Antennae & Satellite

- All utilities must be underground
- Satellite dishes: **24″ diameter maximum**, placed as unobtrusively as possible

Signs

- Signs of any kind are **prohibited** on any lot or structure except as expressly permitted below
- Prohibited: "For Sale," "For Rent," "Open House," or similar real estate signage; subcontractor/trade advertising; handwritten, banner, or promotional signs; "No Trespassing" signs
- Permitted: ARB-approved, community-consistent Feather-style signs (non-advertising only); one General Contractor sign per lot during active construction

Landscaping

- Mulch must be **natural hardwood bark or wood-based mulch** only
- No USDA Forest Service-listed invasive plants
- Dead/dying plants must be replaced within **30 days** of ARB notice
- Transformer setbacks: 5 ft sides/rear, 10 ft front

Toys, Tools & Equipment

- Must be stored inside dwelling, garage, or an approved structure when not in active use
- Hoses and sprinklers must be stored out of view from streets when not in use

Violations & Enforcement

- Violations receive a **red notice** posted at the property + certified mail to the owner
- **10 days** to correct non-construction violations
- After 10 days: **$100/day fine**, retroactive to the date of notice, until corrected
- No grace period for Construction Regulation violations
- Unpaid fines become a **lien on the property**
- ARB can pursue injunctive relief and attorney's fees at owner's expense

> **When in doubt, ask the ARB in writing before doing anything exterior. Nothing not covered in the guidelines is automatically permitted — it all requires written ARB approval.**

Summary based on the current Eagles Nest Design Guidelines, Construction Regulations, and Appendices A–C, as maintained in the ARB Guidelines Workspace. This is a plain-language summary for convenience only — the full Design Guidelines, Construction Regulations, and Appendices govern in the event of any conflict.