

CHARLOTTE

# SANCTUARY

BUILDERS PACKET



## Sanctuary Overview & History

- Property is 1350 acres
- 187 lots
- Average lot size 3 acres
- Range - 2 - 11-acre parcels
- Lodge located on 17 acres along Lake Wylie
- Before Duke Power built the dams along the Catawba, the land was farmed. Our neighborhood parks are named for the families who owned the land.
- The Sanctuary is in Mecklenburg County but not within the City of Charlotte
- Owners do not pay City of Charlotte taxes (.3481/\$100 home value, or \$3481 on a \$1 million home - based on 2019 values)

## Neighborhood Amenities

- 22 miles of trails, about half "hard trails" and half "soft trails."
- 300 acres of Common Open Space
- Small, natural parks on every street
- 5 tennis courts, 1 sports court
- Olympic size pool, children's pool and large adult-area whirlpool
- Kayaks & Canoes, and dock leasing available
- On-site staff (704-504-8158)





# Overview & History

The Sanctuary as originally envisioned:

- Environmentally responsible, luxury, custom estates, and compounds.
- Not more than 7% impervious cover on any property
- Homes built using natural material that blend with the environment
- Lot 1, the first house on Wildlife Road, was the sales center
- Only members of the Builders Guild can build homes in the Sanctuary

Infrastructure:

- Active storm water control through “rain gardens” aka bio ponds. No curbs or gutters
- Most roads are private, with POA responsible for all roads except Island Point, Wildlife, & Flying Eagle
- Sidewalks along private roads are not open to the public. Sidewalks along Island Point, Wildlife, & Flying Eagle are public.





# Design Guideline Summary

## SITE:

- \$5,000 Construction Escrow required
- Topography map required
- Maximum cleared area: 15% of total lot sf.
- Maximum impervious surface: 7% of total lot sf., 8% - 12% with remediation.
- Setbacks: 100' front; 40' side, 60' rear.
- Site plan must show location of home on lot, setbacks, cleared area marked from property lines on all four sides, site of construction entrance.
- Structures should blend into the lot, utilizing existing contours.
- No site work may be started prior to Final Approval of building plans
- Erosion control measures to be shown on initial site plan, for review at site inspection
- Grading must be kept to minimum, natural drainage patterns are to be protected, silt fencing will be required
- Grading allowed within 50 feet of proposed structures only.
- Privacy of neighboring properties must be considered.
- Construction driveway placed at location of approved finished driveway.
- Minimum 15" reinforced concrete pipe for driveway storm drain.
- Stone (#5) placed on construction drive entrance prior to commencement of work.
- Observe special rules for 'Critical Lake Buffer' lots {Design Guidelines Section 3B ..."200 ft total setback from the lake}
- Sample Board & denuded area marked off prior to site-walk. Site-walk completed within 30 days of received complete application.
- Trash receptacle, portable toilet, driveway stone, silt fencing must be installed prior to commencement of work.
  - Clean streets are a priority in the Sanctuary and you will be required to hose mud and gravel from your job site daily





# Design Guideline Summary

## ARCHITECTURE:

- Home plans must show architectural detail and consistency on all four elevations.
- Garage doors shall match or complement the colors of the home. Garage doors may be constructed of wood or wood composite. White garage doors are not permitted.
- Custom Plans: the predominant feature of the Sanctuary at Lake Wylie community is that each home is custom-built.
- Exteriors can be made of brick, natural stone, stucco, wood, or combination. A mix of materials is encouraged.
- The footprint of the home should be organic and reflect contours of the site.
- Color: Colors that reflect the natural elements of the site and are harmonious with one another will be approved. Colors lighter than Sherwin Williams # 9109 Natural Linen or Benjamin Moore Sail Cloth will not be approved.

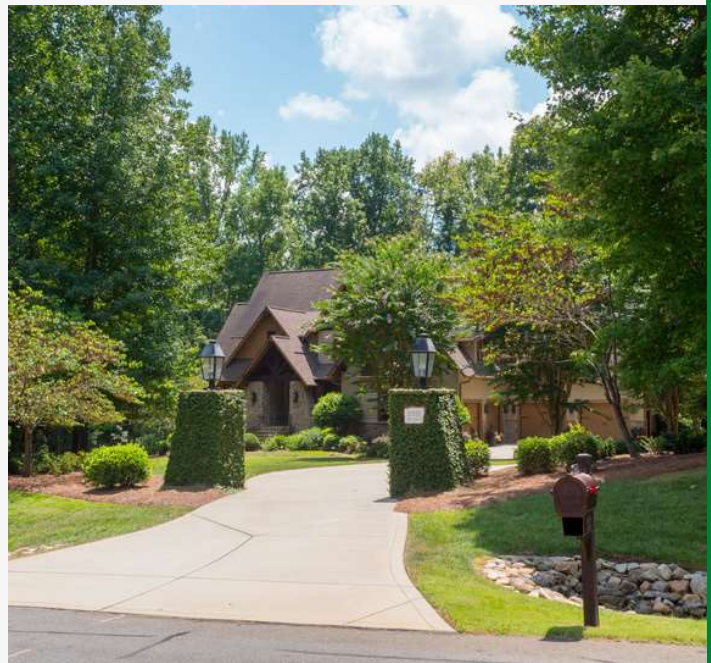
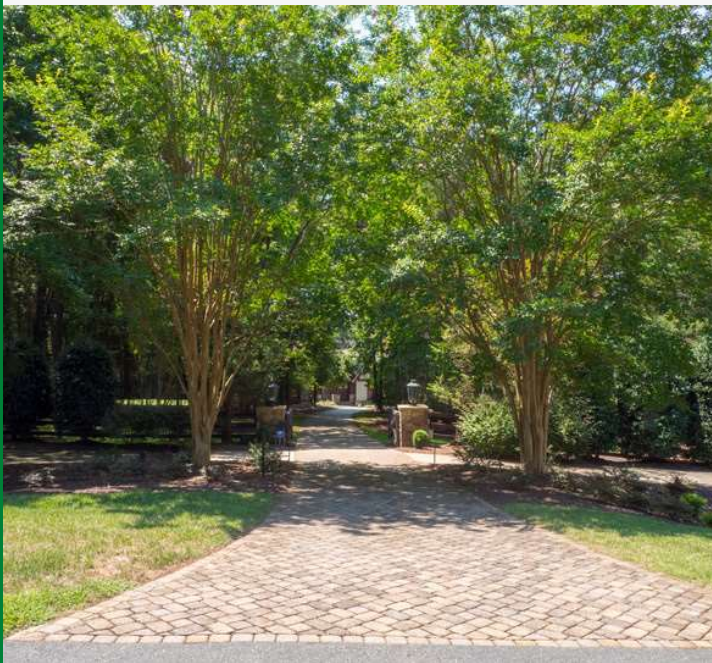




# Design Guideline Summary

## LANDSCAPING:

- \$5,000 Landscape Escrow
- Landscaping required to screen mechanicals, playsets, fences, etc.
- Plans must be submitted prior to dry-in review.
- Appropriate plants are listed in the Design Guidelines {Appendix A}.
- Invasive species such as autumn olive, bamboo, and wisteria will not be allowed and if detected should be removed from the site during clearing.
- Please reference Addendum (#) regarding design of property entrance requirements.
- Landscape design should be in harmony with the undisturbed land and provide a connection to the natural area of the property.
- Given the intense heat and clay soil conditions irrigation is likely to be required to maintain a healthy landscape. Wells for irrigation are permitted.
- Approval is required for Modifications to the landscape post-build



# Approved Builder List

As set forth in the Guidelines, only Guild Builders at The Sanctuary are allowed to construct a home and related improvements on the Property. The current Guild Builders at The Sanctuary are as follows:

**Lynn Luxury Homes, LLC**  
Mr. Buddy Edwards  
5806 Highland Shoppes Dr., STE A-2111, Charlotte, NC 28269  
Phone: (704) 200-0889

**Andrew Roby, Inc.**  
Mr. Chris Maynard  
P.O. Box 221416, Charlotte, NC 28222  
Phone: (704) 334-5477

**Alan Simonini Homes LLC**  
Mr. John Tammaro, II  
P. O. Box 1546, Cornelius, NC 28031  
Phone: (704) 333-8999

**Arcadia Homes, Inc.**  
Mr. Michael Salamone/Mr. Robby Bowers  
6428 Bannington Rd., Suite A, Charlotte, NC 28226  
Phone: (704) 412-4130

**Beacon Builders II of Charlotte, Inc.**  
Mr. Eric Gutt/Mr. Ron Gutt  
P. O. Box 77192, Charlotte, NC 28271  
Phone: (704) 309-1834

**E. S. Johnson Builders, LLC**  
Mr. Eric Johnson  
455 South Main Street, Suite 320, Davidson, NC 28036  
Office (704) 987-7950

**Erick West Construction Management, LLC**  
Mr. Erick West  
4416 Parkwood School Road, Monroe, NC 28112  
Phone: (704) 309-1449

**Soni Homes, Inc**  
Mukesh Patel  
2764 Pleasant Rd. #11424; Ft. Mill, SC 29708  
Phone: (803) 547-7100

**Jas-Am, Inc.**  
Mr. Sajjan Dhaliwal  
5113 Piper Station Drive, Suite 201, Charlotte, NC 28277  
Phone: (704) 541-0350

**John F. Boyte Company**  
Mr. John F. Boyte  
2544 Roswell Ave, Charlotte, NC 28209  
Phone: (704) 363-9009

**Kingswood Custom Homes, Inc.**  
Mr. Peter Leeke  
106 Oakland Avenue, Suite 100, Pineville, NC 28134  
Phone: (704) 889-1600

**MacNeil Homes, LLC**  
Ms. Anita MacNeil  
6701 Fairview Road, Charlotte, NC 28210  
Phone: (704) 716-5990

**McSpadden Development Corporation**  
Mr. Doug McSpadden  
548 Nautical Dr., Suite 201, Lake Wylie, SC 29710  
Phone: (704) 825- 7324

**Monterey Bay-Charlotte, LLC**  
Mr. Rick Constable  
18637 Northline Drive, Suite I, Cornelius, NC 28031  
Office (704) 439-3810

**P. R. Hughes, LLC**  
Mr. Phil Hughes  
P. O. Box 471123, Charlotte, NC 28278  
Phone: (704) 366-9760

## GENERAL PROCEDURES:

- **Construction commences when lot-clearing has begun. Twelve months is allowed build time. Extensions may be granted when appropriate.**
- **A copy of the Design Guidelines and our neighborhood CC&R's is available upon request.**



# Application Process

## Schematic Review

The Sanctuary ACC offers to review a brief set of preliminary plans at no charge. Included in a preliminary submittal should be:

a. Rendering, floor plans, exterior elevations, and a preliminary site plan Final Application /Submittal

### Fees:

- **\$500 Schematic Review Fee (non-refundable)**
- **\$1680 Architectural Review Fee & Arborist Fee (non-refundable)**
  - **\$1180 if \$500 Schematic Fee previously paid**
- **\$5000 Construction Escrow**
- **\$5000 Landscape Escrow**
- **\$1500 Road Impact Fee (non-refundable)**
- **2% Marketing Fee paid to Declarant (from Declarant; please contact Teri Edwards: 980-321-5180; teriaedwards2018@gmail.com)**

### Forms / Requirements (in addition to fees):

- **Homeowner's fees paid to HOA for the current quarter**
  - **Resale Certificate**
  - **Copy of fully executed contract between owner and builder.**
- \*Please contact our Lodge office (704-504-8158) for our most current application & checklist for submitting plans.**
- \*The Sanctuary ACC will review plans with a response within 30 business days of received complete application.**
- \* Site-walk completed within 30 days of received complete application.**



# Contact Information

**The Sanctuary at Lake Wylie  
10450 Wildlife Road  
Charlotte, NC 28278**

**Office Hours:  
M/W/F: 8am-12pm  
Thursday: 12pm-4pm  
Saturday: 12pm-5pm  
Sunday: 1pm-4pm**

**Office: 704-504-8158  
Property Manager: Kelly Tulacz: [ktulacz@camsmgt.com](mailto:ktulacz@camsmgt.com)**

