

# Hills of Rosemont

## Information for Potential Lot Owners.

September 2013

This Information was developed to answer some of the basic questions for a person considering building a home in The Hills of Rosemont.

It is **not** intended to be exhaustive or a substitute for the formal review of the Architecture Review Committee or the Rosemont HOA Board.

Additional information can be obtained by contacting our management support company – Talis Management Group, Emily Carey, 919-878-8787x 251 or [emily@talismgmt.com](mailto:emily@talismgmt.com)

1. **Privacy Buffer**: The covenants require a **50-foot Privacy Buffer** of existing vegetation be protected around each lot. Since this requirement is a key to the character of Rosemont, it is enforced most aggressively. There are possible exceptions for driveway entrance, utilities, septic, etc.
2. **Any Lot Brushing or Clearing** requires Architectural Committee Pre-Approval. Because protection of the 50-foot Privacy Buffer is so important to our neighborhood, it is Rosemont Policy that before any significant lot brushing or clearing can begin anywhere on the lot, that activity **must be reviewed and approved on site** by an ARC member. Upon the clearing of any LOT, an owner shall Complete Construction within 24 months. This applies to the clear cut clearing of the building site, not restricted clearing for a driveway/access or removal of underbrush.
3. **Home Setbacks**: Homes are not to be any closer to a Rosemont Street **easement** than 100 feet, nor closer to any other boundary than 50 feet.
4. **Home Size**: One-story homes shall have a minimum floor area of 4,000 square feet (exclusive of garages, storage, basements, etc.) plus a minimum of a 2-car garage. Homes with more than one floor of heated living area must have a floor area of 4,500 sq.ft. and minimum 3-car garage.
5. **Accessory “Outbuildings”**: The covenants allow for some outbuildings (i.e. Detached garage/guest house, etc.) – but ARC approval will carefully consider the impact on adjacent neighbors. The character of the building is to be consistent with that of the main house.
6. **Construction Sequence**: If an owner intends to construct an “Outbuilding” it must be built contemporaneously with, or after, the construction of the main building.

7. Required swimming pool vs. septic setback: The septic systems approved for use in Rosemont are rather unique and require a greater separation than might be expected between a swimming pool and the septic field. That separation is 100 feet.

8. Fencing: In general the Rosemont Fencing Policy requires that any fencing in the front of the home be of an ornamental type through out the distance that it is visible from the street. In other areas there is a wider diversity allowed as long as it is relatively unintrusive. Ask Talis for a copy of the detailed Fencing Policy.

9. Water Supply: In general, lot owners have the option of providing their own water needs via a personal well or of tapping into the Rosemont Community Water System. Early in the development, some personal wells did not produce a sufficient water supply, so the water system was constructed to provide a backup water source for all Rosemont lots. It is sourced by two deep, high producing wells. The basic tap fee is \$22,700 – but the cost for a given lot may be lower because some sellers have already paid a portion of the tap fee. Presently there is a fixed fee for each of three increasing levels of water usage – with a significant charge for the gallons consumed over the level’s limit. For more specific information, contact the Rosemont Water Association, Anja Lathan -- 919-280-2643 or [rosemontwater@yahoo.com](mailto:rosemontwater@yahoo.com).

10. Approved Builders: The HOA Board maintains a list of builders it has approved to build homes in The Hills of Rosemont. This approval is granted not only on the basis of the quality of home construction, but also on the commitment by the builder to be active in Rosemont for the long-term and not just a one time builder. This insures the builder has a vested interest in the overall character & quality of Rosemont for the long run.

Page 3 lists the current Hills of Rosemont Approved builders.

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Hills of Rosemont  
Approved Home Builders  
September, 2014

Bost Custom Homes – Rex Bost

1941 Evans Road  
Cary, NC 27513  
919-460-1983  
[www.bosthomes.com](http://www.bosthomes.com)

Brightleaf Development Co – Bernie & Judy Malloy

110 Adams Street  
Cary, NC 27513  
919-465-0322  
[www.BrightleafCo.com](http://www.BrightleafCo.com)

M J Evans Homes, LLC – Michael Evans

2605 Olive Chapel Rd.  
Apex, NC 27523  
919-303-2216  
(No web site)

Loyd Builders – Tripp Loyd

2506 Reliance Avenue  
Apex, NC 27539  
919-387-1457  
[www.loydbuilders.com](http://www.loydbuilders.com)

Rufty Homes – Jon Rufty

P.O. Box 5426  
Cary, NC 27512  
919-460-8550  
<http://www.rufty.com/>