

Attachment A

Spirit Cove Vision, Goals and Objectives

Vision

A nature-lover's refuge where the natural beauty of the land and wildlife habitat are preserved, while providing choice opportunities for homeowners to live in a peaceful setting, hike through the woods, gather with neighbors or follow the footpaths of the Cherokees to the adjoining National Forest. Safe and secluded, but not isolated. The natural attributes and protective covenants offer homeowners exceptional long-term value and endless years of quiet enjoyment of an awe-inspiring environment.

Goals and Objectives

1. The Environment

The Southern Appalachian Mountains are some of the oldest in the world. They are home to one of the world's most diverse range of flora and fauna. This abundance of trees, bushes and wildflowers provide essential food and shelter to a wide variety of wildlife, and provide a wonderful refuge for humans.

In order to enjoy the natural beauty of these mountains and to protect them for generations to come, we must be good land stewards by preserving canopy trees, leaving natural buffers, conserving top soil, and using an abundance of native plant materials in the landscaping.

Goal: Be good land stewards and enjoy an exceptional quality of life.

Objectives: Protect the aesthetics, wildlife habitat, native plant species, water quality, topsoil and overall integrity of the natural environment. Enhance the natural environment with "showy" plants, native to the Southern Appalachians.

2. Residential Enjoyment and Protection of Property Values

Beyond the basic items that affect appraised values, additional covenants and restrictions usually reflect the desired quality of life intended by the developers and desired by the residents. At Spirit Cove the developers want to provide a nature lover's mountain refuge, therefore some restrictions are developed with this theme in mind. Over time, as residents make their desires and concerns known, adjustments can be made to the covenants and restrictions, especially after a home owners association is formed and responsibility for the covenants and restrictions is transferred.

Goal: Protect the "Quiet Enjoyment" of homes, property values and natural habitat.

Objectives: Disallow land uses and activities that disturb residents, decrease the values of their property, or unduly compromise conservation efforts.

3. Resident Activities

One of the benefits of living at Spirit Cove is the opportunity to enjoy an array of natural environments beyond your own lot and to have the opportunity to interact with others.

Goal: Provide opportunities for social interaction and for interaction with the natural environment.

Objectives: Build and maintain roads, pedestrian trails and pedestrian amenities. Carefully manage and protect the Conservation Areas.

4. Safety

At Spirit Cove, various elements contribute to personal and property safety. These include a pronounced entry feature, a sitting area just prior to arriving at the home sites, home sites situated so that their fronts allow for casual observations of who comes and goes, opportunities for casual interaction with neighbors, and internal access to walking and hiking trails and the Lake Lot and Preserve areas.

Natural hazards are minimized by allowing for clear zones around homes, providing for fire truck access, and maintaining the existing tree canopy to prevent excessive heating and drying of the topsoil and plants.

Goal: Maximize the comfort and safety of residents and the protection of property.

Objectives: Discourage trespassing, encourage social interaction, and minimize opportunities for natural hazards.

5. The Surrounding Community

We always increase our potential for friendly, healthy and mutually-supportive relations with our neighbors when we take their needs and concerns under consideration. The Unaka/Beaverdam area is a quiet, rural area with modest homes and expansive spaces surrounded by natural areas.

Goal: Be good neighbors.

Objectives: Develop the project and build homes with consideration of neighbors and which are compatible with the rural, mountain character of the area.