Summary of Significant Revisions to the ARB Standards Adopted June 15, 2026

The following is a summary of significant edits made to the ARB Standards and adopted by the LTCA Board of Directors on June 15, 2026. These revisions are effective as of that date.

The revisions were predominately made to clarify/update certain provisions of the Standards or to address items that have arisen since the 2024 Standards were adopted and which were previously not incorporated into those Standards.

Articles 1 & 2 – Introduction & Philosophy:

- Language that previously appeared regarding overall development philosophy of LTE in Appendix D in the 2024 Standards was moved and incorporated here.

Section 5.1 - Setbacks:

- Clarification to the setback requirements defining that all parts of a structure must fall within the setbacks, including gutters and staircases.

Section 5.3 - Roofs:

- Metal roofs are allowed, but articulation is required. (see photos)

Section 5.6 - Windows:

- Palladian style windows are not a mountain aesthetic and are not allowed. Brow arched windows are allowed. (see photos)

Section 5.7 - Driveways:

- Preservation of our roads is of primary importance to the LTCA. Therefore, all driveways must have an apron at the intersection of the driveway and roadway.
- Geogrid is a newer application that is allowed. In some instances, a culvert may be required for drainage.
- Concrete driveways must be tinted or stained.

Section 5.8 – Exterior Colors:

- In keeping with the philosophy that homes should blend in with the surrounding nature and landscape of Lake Toxaway, contrast should be limited.
- An LRV limit has been added to define what is considered black.

- Softwood decks must be painted, stained, or pre-finished to blend with the major surface of the home.
- Anodized aluminum, if allowed, must be dark in color.

Section 5.9 - Boathouses:

- Clarification that all parts of a boathouse, including staircases, must fall within the setbacks.

Section 5.10 – Boat docks:

- In effort to control the light shining onto and across the lake, dock piling and post lights are not allowed. Docks may be lit by using interior downward facing post light in compliance with dark sky requirements. (see Section 5.23)

Section 5.14 – Exposed Concrete:

- Textured concrete may be used on foundation walls as long as adequate evergreen landscape is provided to screen the exposed concrete.

Section 5.15 – Landscaping, Hardscaping, Retaining Walls and Fencing:

- Hardscape is now included under this section.
- A complete landscape plan must be submitted within 90 days of final project approval and must include a drainage plan.
- As part of a project application, photos of the property in its current condition must be submitted and should designate any trees proposed to be removed.
- Plant size is to be designated by height at installation and not gallon size.
- Firepits outer edges must be setback a minimum of 20 feet from the lake.
- Trams or tram style systems are prohibited. Elevated walkways that are visible to the lake, golf course, or neighbors are prohibited. Allowable walkways must be a maximum of 3 feet off the ground and must be landscaped.

Section 5.17 – Miscellaneous Structures:

- Tree houses may not have electricity, air conditioning, or plumbing.

Section 5.18 – Fuel & Storage Tanks:

- Further clarification given on above ground tanks.

Section 5.21 - Basketball Goals, Pickleball, Tennis, and Sport Courts:

- Section expanded to include all sport courts.

Section 5.23 – Dark Skies:

Further clarification to dark sky provisions:

- Uplighting of trees prohibited – lighting of trees and features must be angled and not trespass onto other properties or the lake or golf course.
- Unoccupied homes should turn exterior lighting off for driveways, pathways, and garden areas.
- Dark sky provision for turning off exterior lighting modified from 10:30 pm to 11:00 pm per survey results.

Section 5.31 – Artificial Turf & Vegetation:

- Expanded to include artificial vegetation.
- Putting greens excluded from minimum pile height requirement.
- Expansion of drainage requirements for artificial turf installations.

Section 6.1 - Review Fees, Impact Fees, and Construction Deposits:

- Impact, review fees adjusted.
- Construction deposit increased for large projects and new home construction

Section 6.3 – Final Plan Review:

- Landscape plans to be submitted within 90 days of final plan approval and must include an exterior lighting plan, if any.

Section 6.6.1 – Final Construction Approval:

- It is the responsibility of homeowners to notify the LTCA office when a project is completed.
- Deposits may be forfeited if the ARB does not receive notice of completion.
- A homeowner who sells their property before receiving final construction approval must notify the ARB or the deposit may be forfeit. Approved projects can be transferred to a new owner, if the new owner agrees, in writing, to comply with the terms of the prior approval and submits the required deposit. The prior homeowner, if entitled to have all or part of their deposit returned, will only receive payment after the new owner has remitted their deposit.

Section 6.13 – Enforcement/Fines

- Expanded to include landscape projects.

Article 9 – Schedule of Fines:

- Added provision for parking/blocking roadways with construction vehicles.
- Added provision for clear cutting of vegetation.
- Added provision for failure to file an application with the LTCA/ARB for a landscape or construction project.

Appendix D – History of LTCA & ARB:

- Section edited to now singularly reflect the history, purpose and authority of the LTCA and the ARB.
- Language regarding philosophy of LTE moved to Articles 1 and 2.