

## DESIGN GUIDELINES – SINGLE FAMILY

### **SUBMITTALS:**

Four (4) side elevations of each house are to be approved by the Architectural Review Committee (ARC) consisting of a Seller representative and Project Architect. If Buyer is intending to use existing product and plans, Buyer shall submit these plans to Seller as part of the Initial Comprehensive Submittal as detailed below. This submittal shall determine potential adaptability of Buyer's current homes, to meet these design guidelines. A Formal Submittal and approval will be required for each plan as noted below.

#### Submittal Requirements:

1. Initial Comprehensive Submittal

Buyer shall attempt to schedule the initial meeting within thirty (30) days of contract Effective Date. This submittal shall determine potential adaptability of Buyer's current homes to meet the architectural theme of the community and these design guidelines.

2. Formal Submittal

Buyer shall make formal submittal within ninety (90) days of contract Effective Date. The ARC will provide comments back to Buyer in writing and plan mark-up within thirty (30) days of receipt of a complete submittal package that shall include the following:

1. ¼ scale or 8" floor plans and elevations of all sides with materials clearly identified for all homes.
2. Materials Board showing predetermined color and material combinations including vinyl, brick, stone and hardi samples, and trim and siding color chips or samples.
3. 20 scale "Lot Landscaping Alternatives" for interior and corner lot conditions. All plans to show plant material, sizes, and spacing, hardscape elements including walls, walks and driveways, and heating and cooling units. **These alternatives will be the basis for landscaping all homes.**

Buyer shall resubmit revised drawings if required by the ARC which shall be reviewed within fourteen (14) days of resubmittal.

3. Record Drawing Submittal

After approval, Buyer shall submit three (3) sets Final 11" x 17" package showing approved floor plans and four side elevations, digital photographs of color selection combinations as shown on Materials Board, and Lot Landscaping Alternatives. An 11" x 17" PDF containing the above information may be submitted in lieu of paper copies. Within ten (10) working days of receipt, the ARC will sign and distribute 1 copy each to Seller, Buyer and Project Architect for record. **The Record Drawings are required prior to the construction of each plan or elevation.**

## EXHIBIT C (Page 2)

### ARCHITECTURAL & SITE STANDARDS:

Homes will be designed and constructed in accordance with architectural standards that encourage an eclectic mix of architecture based on historic traditional styles.

Homes are to have four side brick or stone to grade for foundations.

All front elevations to be brick, stone, "Hardi" or other cementitious product. In addition, brick, stone or hardi will be required to "wrap" massing elements that protrude from the main front façade (including garages). An approved vinyl shake material may be permitted in limited accent areas, such as popouts and gables, with approval from the ARC.

Horizontal transition of materials shall have a banding of contrasting material or color to provide a pleasing transition.

The ARC shall establish brick and hardi-board color spacing standards to provide a varied streetscape. A variety of colors is encouraged. All hardi plank homes should offer darker color alternatives.

Vinyl siding to be upgraded, bead type siding and generally a color other than white.

Buyer's spacing policy must provide no identical floor plans directly next to each other, diagonal or across from each other and no like elevations within a seven (7) house run on either side of the street.

Single Family Homes backing up to Burkitt Road shall be four side brick and shall be designed to incorporate some 1-story elements, shadow lines, popouts or recessed elements.

### HIGH IMPACT LOTS:

Certain lots will be denoted as high impact lots because of their high visibility from public areas such as trails, roads and parks. These lots will have higher landscape and architectural elevation requirements for elevations that are in high visibility locations. Homes on High Impact Lots are to be either three or four side brick, stone, or hardi-board (or other approved cementitious board type product), as shown on the High Impact Lot Plan (Exhibit C-1).

### FENCING:

Fencing shall meet standards established by Seller. This will consist of:

- 1) One standard privacy fence style.
- 2) One standard picket style (for lots backing to open space)

## EXHIBIT C (Page 3)

### LANDSCAPING:

Typical schematic landscape plans will be established by the Seller with Buyer's input. These plans will contain minimum landscape requirements for a typical lot which will ensure that all builders meet the same minimum standard.

All front yards shall be sodded.

All ground mounted equipment, including backflow preventors, HVAC units, electric transformers, and phone and cable pedestals shall be screened with evergreen shrubs when the yard planting is completed.

Seller to install street trees in bulk quantities during best planting season, generally after homeowner has moved into home. To maintain the integrity of this street tree program, only small understory trees should be planted within the front yard area and located near the house.

Bradford Pear, Silver Maple or other fast growing/weak limbed trees will not be permitted in front yard areas due to their susceptibility to ice and wind damage.

### MAILBOXES:

Buyer will provide 2 boxes per post for all areas except 70' lot section which shall have 1 box per post. Standard mailboxes detail to be provided by Seller.

### DRIVEWAYS, SIDEWALKS, & CONCRETE PORCHES:

*THE GROVE:*

Sidewalks, driveways, and porches shall be broom finished concrete. The exposed vertical face of all front stoops shall have brick or stone veneer.

*THE MEADOWS, THE RESERVE*

Driveway widths shall be 16' maximum within the ROW. Exceptions may be made for 3 car garages.

### GARAGES:

Garages on single family homes shall provide room for 2 cars. To maintain a desirable street scene, garages should be recessed from the front façade. 3 car garages shall be approved by ARC and may require additional landscape screening.

Doors on single family homes shall be either upgraded "carriage style" doors or traditional panel doors with windows depending on the architectural style of the house as determined by the ARC. Other styles may be approved for certain architectural styles.

Door colors to be painted a color other than white. Exceptions may be made for all brick homes where white trim is the only other surface color used or on all hardi homes where white is the siding color.

50% of the single family homes built by each builder shall use twin garage doors.

## **EXHIBIT C (Page 4)**

Homes with alley loaded garages may deviate from the above standards with approval from the ARC.

### **MASSING:**

To provide a pleasing streetscape each builder must have plans with varying building masses.

At least two (2) of each builders approved floor plans shall have the garage face recessed a minimum of three (3) feet from the front façade (exclusive of pop outs and porches).

Bonus rooms over garages shall use a reduced second story plate height, overhangs, roof lines, banding, and other architectural elements to help de-emphasize the garage and bonus room.

### **LIGHTING:**

All light fixtures on the front elevation shall be of a size and style appropriate for the architecture of the home and shall be approved by Seller.

### **MODEL HOME GARAGE CONVERSIONS:**

Before a model home may be sold, if that model home's garage was temporarily converted to enclosed living space (which is permitted for model homes while they are used as model homes) then it must be converted back to a two (2) or three (3) car garage as is called for on that homes plans. No exceptions will be made.

### **STREET TREES:**

Seller to install uniform street trees in bulk quantities during best planting season, generally after homeowner has moved into home. Seller will plant 2" to 2.5" trees 50' apart, typical, on each Lot. Some lots will have more than one street tree. Buyer to pay Seller at lot closing for the actual cost of trees estimated to be \$350 each.

## EXHIBIT C (Page 5)

### SQUARE FOOTAGE REQUIREMENT & MLS CALCULATION:

Homes on Lots in the Subdivision must be a minimum of:

**Age Restricted Lots:** 1,200 – 1,850 square feet of living space

**40' Lots:**

1 Level Homes – 1,650 – 2,500 square feet of living space

2 Level Homes – 1,750 – 2,500 square feet of living space

**55' Lots:**

1 Level Homes – 1,650 – 2,400 square feet of living space

2 Level Homes – 1,750 – 2,400 square feet of living space

**60' Lots:**

1 Level Homes – 2,200 – 2,950 square feet of living space

2 Level Homes – 2,300 – 2,950 square feet of living space

**70' Lots:**

1 Level Homes – 2,600 – 4,000 square feet of living space

2 Level Homes – 2,850 – 4,000 square feet of living space

Living space as defined above is based on the MLS calculation of heated living space (heated and cooled excluding garages). Buyers advertisement of home size shall be based on MLP calculation of heated living space (heated and cooled excluding garages).

### ARCHITECTURAL GUIDELINE ENFORCEMENT:

The architectural guidelines will be enforced by the ARC. More specifically, the ARC will regularly visit the Subdivision and review the homes under construction. Homes that are not built according to the plans as approved by the ARC will be in violation of the design guidelines (“Design Infraction”).

Buyers violating the design guidelines will be sent notice of the Design Infraction and will be ordered to remediate the Design Infraction. Within fifteen (15) days of receiving notice, Buyer will make all repairs or changes necessary to correct the Design Infraction. If Buyer fails to make repairs within fifteen (15) days, Seller shall be free to enter the property and undertake any required repairs and cost of same shall be paid by Buyer including fifteen percent (15%) of the actual out of pocket costs to cover Seller’s overhead. Such amount shall be payable to Seller within ten (10) days following notice from Seller and shall bear interest at the highest rate allowed by law until paid. In the event that such amount is not paid in thirty (30) days, Seller shall have the right to be reimbursed from the Deposit Money. In the event the Deposit Money is utilized to reimburse Seller to correct a Design Infraction, Buyer will be required to bring the amount of deposit back to the initial amount.

### ARCHITECTURAL REVIEW FEE:

At the closing for each Lot, Buyer is to pay an architectural review fee of \$50 for each lot.