

TARTAN FIELDS



A RESIDENTIAL COMMUNITY
AN ARNOLD PALMER SIGNATURE COURSE

DESIGN STANDARDS AND GUIDELINES

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DESIGN STANDARDS AND GUIDELINES

Design standards and guidelines are sets of recommendations towards good practice in design. They are intended to provide clear instructions to owners, designers, and developers on how to adopt specific principles. For residents, staff, and board members this document provides an educational tool, a “guided tour”, of the many styles and features of Tartan Fields architecture and a walk through of the design process.

Architecture has its own language, terms and process. It is important to understand these elements to then understand how and why guidelines can be used effectively in the planning and design of renovations, additions, or new construction. Tartan Fields has a list of preferred architecture but, within those styles, each and every project is different. A major goal of this document is to help inform residents about the elements of design and to advance and enhance visual thinking skills to create successful projects that thoughtfully contribute to the beauty of Tartan Fields.

DESIGN STANDARDS are widely applicable principles and considerations. Standards are the foundation for good design.

DESIGN GUIDELINES tell us how to apply standards. Guidelines are recommendations that provide instructions on how to convert standards into design.

We all encounter and interact with architecture. Much thought and hard work goes into the creation of spaces we use every day, and whether you are enjoying the environment or embarking on a building project of your own, we hope this document will enrich your experience.

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THE TARTAN FIELDS CONCEPT:

Tartan Fields is an Arnold Palmer Signature designed golf course and single family development located on approximately 511 acres in Concord and Jerome Townships. In this land of rolling hills, meadows and trees, the developers of Tartan Fields envisioned a neighborhood community which provides an attractive environment not only for living, but also for recreation and social activities.

Tartan Fields is dedicated to preserving the natural beauty of the land through good design practices, good management and controlled growth. This will ensure the long-term protection of each homeowner's investment, as well as maintaining the quality of the environment throughout the development.

INTRODUCTION TO THE DESIGN STANDARDS AND GUIDELINES

The Tartan Fields design standards and guidelines have been prepared to help home buyers, homebuilders, architects and residents of the Tartan Fields community understand and become active participants in the process to assure long-term community quality. It is not the intent of these guidelines to review plans for structural integrity, life safety issues and code compliance or any technical applications, or to modify or restate the deed restrictions. The intent of this document is to provide a foundation for design which will create a consistent character throughout the community.

The Board does not review normal repair and maintenance. Board members are all residents of Tartan Fields, and include citizens with real estate, legal, building and design experience. No new building can be constructed and no existing structure can be enlarged or have its architectural style and details changed, unless the Tartan Fields Architecture Review Committee approves the application. In deciding whether to approve a project, the ARC considers many elements such as architectural design, exterior materials and detail, height and building mass, placement of buildings on the site, grade levels, etc... The goal is not uniformity of design since Tartan Fields has many different architectural styles. Instead the goal is to foster compatible design which respects a home's existing style and its surroundings.

The Design Standards and Guidelines will serve as a model for property owners to improve their individual properties. These standards and guidelines will assist and inspire property owners in their property improvement efforts and establish a base level of what is expected by the Board. In addition, this document will aid the fair and consistent review of applications by the Architecture Review Board.

Successful implementation of design standards and guidelines has been key in maintaining or revitalizing residential neighborhoods throughout the country. This set of guidelines and standards will enable those that wish to redevelop, renovate, or rebuild portions of their homes and property to meet and exceed the quality of character established by the existing high quality architecture that defines Tartan Fields. These guidelines are intended to approach property improvement in a reasonable and economically responsible way while focusing on improved site design and architecture.

An important factor to consider in the implementation and administration of these standards and guidelines is that any resulting cost increase on an individual project due to following these standards will be realized by the improved character, utilization, and marketability and utilization of the individual property. The standards and guidelines look to the long-term health of both the individual structures and streetscapes, reestablishing the importance and beauty of Tartan Field's neighborhood.

ORGANIZATION OF THE STANDARDS AND GUIDELINES:

These standards and guidelines are intended to help property owners and applicants succeed in getting what they need programmatically while improving the built environment in the Tartan Fields. This document includes reference examples of the architecture, language and styles found in Tartan Fields as well as guidance for the process and design for new projects.

USING THE STANDARDS AND GUIDELINES:

The design guidelines are an evolving, living document and should be a constant reference tool for property owners, designers, staff, commissions and boards. It is meant to be easily accessible and user friendly to our residents. Please contact the architecture liaison at 614-939-8603 for assistance if needed.

APPLICANT, STAFF AND BOARD RESPONSIBILITIES

It is the responsibility of the property owner to file the appropriate application for approval. Staff is responsible for the review of the application and insuring that it is in the appropriate process. The Architectural Review Board (ARB) is responsible for evaluating each application fairly and on its own merits.

DESIGN APPROVAL PROCESS

DESIGN REVIEW:

Every proposed new home in Tartan Fields must be reviewed by the Architectural Review Board (ARB) before construction can begin. To assist you in understanding this review, the Design Standards and Guidelines have been developed. These guidelines provide the basis for review of plans by the ARB, and serves as a checklist for you to insure all design elements have been considered in the creation and evolution of your home. Any questions in reference to the Design Guidelines should be submitted to the ARB through your builder or architect.

The following is an outline of the steps involved in the design approval process.

STEP ONE: PRELIMINARY ARCHITECTURAL REVIEW

Participating Builder must submit the construction plan as follows:

- A. Design Review Application
- B. Site Plan, Topography, Tree Survey
- C. Floor Plan
- D. Exterior Elevations (all sides)
 1. Roofs, structure, materials, manufacturer
 2. Walls, structure, materials
 3. Fascia and Trim construction, materials
 4. Window Specifications: manufacturer, type, finish
 5. Doors/Garage Doors: specifications, materials

Material samples, product photos, and color chips are to be submitted upon request.

The ARB will review all design documents, sample materials, color chips and return one set of plans to the Participating Builder within 30 days with the appropriate comments, questions and concerns.

STEP TWO: SUBMISSION OF PLANS TO APPROPRIATE BUILDING DEPARTMENT

Participating Builder must submit approved plans to the Building Inspector and any other such agencies having jurisdiction for required permits.

STEP THREE: FINAL ARCHITECTURAL REVIEW

- A. Landscape Plans
- B. Color Chips (Exterior)
 - Roofs
 - Walls
 - Fascia and Trim
 - Windows
 - Doors
 - Pool Fences
- C.* Patio/Decks: Materials and finishes
- D.* Pool Fences and Walls: Structure and Materials
- E.* Screen enclosures: Structure and Materials
- F. Mechanical Equipment: Location and screening details
- G. Exterior Lighting Details
- H. Driveways: Materials and finishes

* If these items are included with initial house plans submission, no additional charges will be made for review.

DESIGN DOCUMENT CHANGES

The Participating Builder must notify the ARB prior to making any changes to the approved plans. A letter with the applicable support date (as required) must be submitted to the ARB for the file. Any major deviations (as determined solely by the ARB) may require full Board approval prior to the commencement of changes. The ARB reserves the right to inspect construction in progress for conformance with approved design documents and applicants agree to cooperate fully with members of the ARB at all times.

ADDITIONS AND REMODELING

Every house addition or exterior remodel in Tartan Fields must be reviewed by the ARB before construction can begin. The participating builder must go through the same 3 step process as it relates to each individual exterior remodel or addition. Decks, patios, and landscape walls are included.

FINAL DESIGN INSPECTION/REVIEW AT COMPLETION

Every new home, addition or exterior remodel in Tartan Fields must be reviewed by the ARB at completion. The owner or builder should submit photos to the Board as well.

DESIGN DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outlined below. The scope of the project should determine which documents are required.

PRELIMINARY DESIGN REVIEW APPLICATION

This application should include all documentation needed to fully understand the design. It does not need to include construction documents.

GENERAL DRAWING REQUIREMENTS:

Drawings should be to scale in PDF form and include:

- Owner's name
- Builder and Architect/designer names
- Lot and street address

SITE PLAN (ALSO SEE LANDSCAPING PLAN):

- Property lines
- Building Setback Lines
- Easements
- Right of Ways
- Driveways
- Patios/Decks
- Walkways/Pools
- Culverts
- Drainage Plan
- Dwelling Perimeters (1st/2nd Floor)
- Roof line/Overhang
- Topography (finish and existing grades)
- Equipment
- Lighting

FLOOR PLANS:

- Room names
- Doors
- Windows
- Room Dimensions
- Roof Plan

EXTERIOR ELEVATIONS:

- Existing Grade/Fill
- All exterior view of structures including materials/ textures/colors

BUILDING SECTIONS:

- Wall/Roof Section
- Roof Pitch/Materials/Colors
- Floor elevations

EXTERIOR COLORS, FINISHES, MATERIALS:

- Specifications
- Manufacturers
- Samples/Finishes/Product Photos/ Color chips upon requests

LANDSCAPE PLANS:

- Topography
- Drainage
- Easements
- Right of Ways
- Existing trees (8" diameter @ 3' above grade)
- Plant Material
- Surface Material
- Exterior Lighting Details
- Transformer Locations
- Electric and Gas Meter Location

DESIGN STANDARDS

YOUR HOMESITE:

LANDSCAPING AND IRRIGATION

1. All easements and right-of-ways shall be landscaped in conformance with easement limitations and must be included in your landscape design.
2. Irrigation from wells shall not be permitted.
3. All homes must be fully landscaped and maintained - front, sides and rear.
4. Existing trees with a diameter of 8 inches or more (measured 3 feet above grade outside the building pad) must be noted on the site plan, tree survey and landscape plan. Specimens scheduled for removal must be included on plans and tagged with the final stakeout. In no case shall trees with a diameter of 8 inches or more (measured 3 feet above grade outside the building pad) be removed without approval. (Declaration of Covenants and Restrictions, Art. 1, Sec. D(l) for other restrictions).
5. All applicants and participating Builders shall make a diligent effort to protect all remaining trees during construction, to provide staked-off areas to protect root systems from heavy vehicles and equipment, to install tree wells, and to take other precautions in cases where fill is required around trees.
6. Minimum landscaping and irrigation requirements should be equivalent to 8¾ cost of lot.

OUTDOOR SPACE/SWIMMING POOLS/SCREEN ENCLOSURES

1. Swimming pools shall not be permitted on the street side of any residence. No above ground pools are permitted.
2. Screen enclosure materials and colors must be approved. Pool enclosures must be neutral in color. Materials and color must be submitted for approval. Wrought iron type fence is recommended.
3. All outdoor recreational devices (sandboxes, swing sets, swimming pools, basketball hoops and backboards, lawn games, etc.) must be approved.

FENCES (COVENANTS AND RESTRICTIONS (ART.1,SEC. T)

1. Attempts to establish property lines through individual fencing is not acceptable. Every effort must be made to retain the feeling of open spaces.
2. No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.
3. A survey and staking is required before performing work near property lines.

UTILITIES/SERVICE AREAS/ACCESSORY STRUCTURES:

(Refer to Declaration of Covenants & Restrictions)

1. Accessory structures, tool sheds, doghouses, or dog runs, shall not be permitted. Article 1, Section (A)
2. All play equipment, to include but not limited to: basketball hoops, sports nets, play sets, swing sets, trampolines, etc., shall be placed to the rear of the home unless otherwise approved by the Architectural Review Board – i.e. basketball hoops are traditionally permitted in driveways. Basketball hoops alongside driveways should be position in the upper 3rd portion of the driveway (i.e. closer to the house than the street). Installed equipment will be fully screened with evergreen vegetation as determined by the Architectural Review Board.
3. All facilities must meet the setback requirements as set forth in the CC&R's for each specific lot. No facility whether temporary or permanent may encroach in the setback or any easement on the property.
4. Outside antennas and satellite dishes shall not be permitted unless 18" or less and not in view of street and/or neighbors, and will be fully screened with evergreen vegetation as determined by the Architectural Review Board. Rear yard and ground mounted is the preferred location.
5. A single flagpole for display of flags shall be permitted per home in the community, subject to approval of the size, placement, color, finish, and design.

6. No clothes lines shall be allowed.
7. All garbage containers, AC compressors, water softeners, pool pump equipment, etc., shall be located in rear yards or side yards behind the setback line and shall be screened or walled from front streets and adjoining properties.
8. Applicant shall be responsible for all utility services from the point of utility company connections underground to the Applicant's home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service equipment/gear shall be shielded by screening, walls, or landscaping. All wall mounted gas and electric meters are to be painted to match wall.
9. Tennis and pickle ball courts are not permitted except as otherwise approved in writing by ARB.
10. Utility units/boxes/meters in front/forward portions of the home will be screened with evergreen vegetation or other appropriate year-round screening as approved by the Architectural Review Board.

GRADING & AND DRAINAGE

1. No bulldozing or clearing of trees shall be commenced until plans and specifications showing the nature, kind, shape, and location of work have been submitted and approved. Fill shall not be deposited at any location prior to approval. Cut or fill shall be replanted with plant materials which shall blend with native vegetation.
2. All buildings will be completed at a finished floor elevation compatible with its surroundings.
3. Applicant shall be responsible for grading and surface drainage so that surface run-off will not adversely affect adjoining properties. Applicant shall provide construction devices, stepped terraces, or other forms of erosion control. Downspouts shall be piped to the storm system and drainage shall be directed toward catch basins. Splash blocks are not allowed.
4. The use of 4" black corrugated plastic storm drain is prohibited. The use of 4" white PVC (2,500 lbs.) is required. Install 4" collector lines for drainage where required by the developer.

MAILBOXES

Mailboxes or other similar receptacle design and specifications must be incorporated into final plans and will be uniform with white metal box and red flags, wood posts and support with a finial at the top. These should be located in the right of way between the street and sidewalk with house number in silver metal numbers on both sides. Mailboxes will be maintained so that there is no peeling paint, rust, wood rot or leaning/twisting of the pole to a noticeable degree.



YOUR AUTOMOBILE

GARAGES/DRIVEWAYS/EXTERIOR LIGHTING

1. Carports are not permitted.
2. No street-side parking areas may be created by extending any portion of the street pavement.
3. No overnight business vehicle or equipment parking shall be permitted outdoors including RV's and boats.
4. All units shall have an approved exterior light in the driveway area unless street lights are installed. All proposed exterior lighting shall be detailed on the final Landscape Plan. No exterior lighting shall be permitted which in the opinion of the ARB would create a nuisance to the adjoining property owners.
5. Where possible, access to corner lots shall be from the least traveled street.
6. Side and rear entry garages only unless otherwise "approved by the ARB.

YOUR HOME

CHARACTER

The following are only suggestions as to style of homes being built in Tartan Fields. Traditional styles generally with English origin. Alternatives can be found.

1. South Carolina Coastal Architecture - Savannah & Charleston
2. Virginia • Richmond
3. Long Island - Hamptons
4. New England - Cape Cod

DWELLING SIZE/MINIMUM STANDARDS

All residences shall conform to the following standards:

1. All dwellings shall be used only for single-family purposes.
2. The square footage of dwellings will be regulated by their subdivisions.
3. Enclosed Garage: 2-car minimum.
4. Driveways: 16' minimum width at entrance to garage.

ROOF PITCH/ROOFLINE MATERIALS

1. Roofs should slope at a minimum pitch of 6/12 unless otherwise approved.
2. Recommended roof surfacing materials are cedar shakes, cedar shingles, natural slate, tile, copper seamed roofing, fiberglass and asphalt shingles.
3. Dimensional shingle is required with a 30 year guarantee.
4. Gutters and downspouts are required and shall drain to underground drainage.
5. Flat roofs shall be no more than 10% of the roof area.
6. All roof stacks, flashing and metal chimney caps shall be painted to match the approved roof colors.
7. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs. Decorative chimney caps are encouraged to shield stainless terminators or spark arrestors. Copper pots, clay pots, decorative screens and other termination accessories which add a quality finishing touch to the fireplace chimney are encouraged.

EXTERIOR MATERIALS

Most earth-tone and gray colors work well in tying together the continuity of buildings. The intent is for the individual house to blend into the total image. Stains are preferred to paints. Roof colors should not contrast sharply with the rest of the house.

1. The selection of exterior materials shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic material. Depending on specific applications, the following materials have been approved by the ARB:
 - Cypress/cedar/redwood): cedar shake, lap siding; cedar shakes (roofs); tongue and groove siding or other hardboard siding with approval of the ARB.
 - Stucco: (Approval subject to application, texture, and use of other primary, secondary .or decorative treatments.) External Insulated Finish System EIFS (Dryvit)
 - Masonry: Natural stone, brick, or cultured stone.
 - Windows: Wood frame, aluminum or vinyl clad. Divided light on grilles are highly recommended and grids between the glass are discouraged.
2. The following exterior materials are not approved for construction: aluminum or vinyl siding, decorative concrete block; concrete block (except for sub-surface wall); fiberglass; logs (imitation or otherwise except for landscaping purposes); fiberglass garage doors; and certain types of imitation stone and brick; fiberglass or asphalt shingles used as siding. High quality simulated stone and brick from natural materials will be considered on their own merit by the ARB, but are subject to disapproval.
3. Exterior colors that, in the opinion of the ARB, would be inharmonious, discordant and/or incongruous shall not be permitted.
4. No cantilevered chimneys. All chimneys shall have stone or brick exterior finish.

The ARB shall have final approval of all exterior color submittal. Each Applicant must submit to the ARB as part of Final Architectural Review, a color board showing the color of the roof, exterior walls, shutters, trims, etc... A color board with manufacturer's name and number, with color/material "chip" and location of same. Should color or materials be revised prior to completion, contractor shall update (modify) that reference file.

APPROVED ROOF SHINGLE LIST:

Below is a list of roof shingles that have been preapproved by the Architecture Review Board. Every roof must be approved by the Board but with rare exception those shingles listed below will be acceptable. The roof shingle must coordinate with the colors of the existing home.

If the roof shingle choice is not listed below it may still be acceptable if it is a similar style, color and quality as those listed below. Samples or spec sheets of shingles NOT on the list below must be submitted for approval.

Shingles that are not dimensional and are flat and uniform in color and texture, such as uniformly black, non-dimensional shingles with no variation in color, will NOT be approved.

MANUFACTURER	STYLE	COLOR
Certain Teed	Grand Manor, Landmark/ Landmark Pro	Weathered Wood, Heather Blend, Driftwood
Certain Teed	Belmont	Weathered Wood, Heather Blend, Driftwood
Owens Corning	Oakridge/Duration	Driftwood
GAF	TimberlineHDZ	Charcoal, Slate, Weathered Wood, Nantucket Morning, Pewter Gray,
	Natural Slate	

SOLAR PANELS:

LOCATION

1. Solar panels or solar shingles must be reviewed by the Architectural Review Board for consideration.
2. Solar panels should be installed on the roof of the primary residential structure.
3. Solar panels should be located in a position least visible from any street, the golf course, or common area. All installations must take into consideration screening to limit visibility of solar panels from the street, golf course, common area, and by neighbors.
4. Ideally, solar panels are installed only at the rear of a home and then only if not visible from the golf course, or a common area.
5. Solar panels installed on a side facing roof should extend no more than half the length of the roof starting from the rear of the home.
6. Homes with south facing front roofs are not good candidates for solar panels in this community.
7. Solar panels should be installed in a singular array. More than two (2) solar arrays are not permitted unless good cause is shown for more than two (2) arrays.
8. Solar panels installed on a pitched roof must be parallel to the plane of the roof or otherwise conform to the slope of the roof.
9. Solar panels on flat roofs are discouraged.
10. Installation of ground mounted solar panels is prohibited, unless the solar panels are shielded from any street abutting the property or any common area at street level by vegetation tall and wide enough to prevent an individual on the street or common area from being able to see the solar panels.

MATERIALS, COLOR AND SIZE OF SOLAR PANELS

1. Solar panel frames must adequately match the color of the roof. No bare aluminum permitted.
2. Conduit, electrical wiring and converter boxes should be at the rear of the house and not visible from the street.

3. All conduit and electrical wiring must be painted in a color consistent with the color of the shingles, soffits, and siding (each, as appropriate). If the home is brick or stone, the conduit may be painted to match the trim.
4. Solar panels must not extend beyond the perimeter boundary of the roof section to which it is attached and should terminate no less than 3' from the edge of all roof lines unless the fire code requires more of a setback.
5. Solar panels must not be greater than 12 inches above the roof surface to which it is attached.
6. Solar panels should have typical residential sizing of approximately 3'x5'.
7. Solar panels should be installed uniformly in either portrait or landscape mode.

REMOVAL

1. Solar panels must be maintained in good repair and working order. Any solar panel system damaged, destroyed, or disused must be removed or repaired within ninety (90) days after such initial damage, destruction, or disuse. Damaged or discolored solar panels must be replaced with matching panel(s).
2. Written ARB approval is required prior to the removal of approved solar panels.
3. If solar panels are removed for any reason, the owner must obtain written ARB approval before re-installation.
4. If solar panels are removed for any reason, ALL hardware, conduit, and wiring must also be removed from the roof, soffits, and siding. Temporary partial removal of solar panels for replacement or repair of roof may be acceptable for short periods of time as deemed reasonable at the sole discretion of the ARB.
5. Solar Panels must be installed in conformance with all applicable governmental rules, laws, regulations, and ordinances, including but not limited to applicable zoning, building, and fire codes.

SOLAR EASEMENTS

1. Solar easements or shade control between neighbors is beyond the scope of authority of the ARB and Board of Trustees. Similarly, the ARB and Board of Trustees are unable to consider solar easements or shade control when requiring landscape screening and/or when considering approval for neighborhood projects.
2. The ARB has discretion to permit variances from the Design Standards and Guidelines prior to the start of a project and on a case by case basis.
3. If any provision of the Design Standards and Guidelines is held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect, invalidate, or render unenforceable any other provision.

PATIOS, TERRACES AND DECKS (ON GRADE WHERE POSSIBLE)

1. The design of outside living spaces must be properly coordinated with the design of every home.
2. Outside spaces, when designed to provide privacy, can be enclosed with planting, fences, walls, or gently mounded earth.

DESIGN GUIDELINES

HOMESITE:

SITE QUALITIES:

Identify the natural qualities of the site, and decide what they are and how they should be used. Save the trees, rock outcroppings and scenic areas; use the views; recognize the slopes and drainage patterns. Place your house on the site to disturb a minimum of existing grades and contours. During construction, protect trees or natural areas by a temporary fence or barrier. Leave ravine areas natural and undisturbed; do not fill with dirt or debris. Remove no trees or natural features before final approval of plans and specifications.

TOPOGRAPHY:

The land at Tartan Fields varies from level to sloping. Such design elements as mounding, retaining walls and the stepping of slopes should be considered in developing your site. These elements should blend with your site and enhance its natural features.

GRADING:

When trees or other such elements are to be preserved, they will determine the level of grading in their immediate vicinity. Retaining walls, terraced banks, and planted slopes should be considered as part of a grading plan.

Graded portions of lots outside the buildable area shall be kept near existing grade.

DRAINAGE:

Drainage is often a major problem for the new homeowner, often forgotten and seldom completely solved before the first big rain or spring thaw forces action. On sloping land, each neighbor receives water from those above him and deposits water on those below. Therefore a pattern of compulsory mutual responsibility is established.

The acts of excavating or filling, or destroying the natural vegetative cover, or of building impervious roofs, or paved surfaces, increase the amount of surface run-off and change its direction and concentration.

Storm water from buildings and pavements on each site shall be directed by pipe or swale to the street, the nearest storm sewer or natural waterway. Storm water originating from the natural watersheds of adjacent property shall be accommodated and transmitted through your site to an existing outlet.

It is required at Tartan Fields to control storm water and sedimentation both during and after construction.

SETBACKS AND SIDE YARDS

Building setbacks at Tartan Fields must comply with the minimum requirements set by Deed Restrictions. It is the intention that homes will have varied setbacks, not “lined up” as in a subdivision, and be carefully sited in more random order where trees and topography indicate. Side yard setbacks will vary according to lot size and are indicated in the Tartan Fields Golf Club Community Declarations of Covenants, Restrictions and Easements located on our website and filed in both Delaware and Union County courthouses.

Other non-buildable areas are set aside in areas of steep slope and woods and are also indicated in the Tartan Fields Golf Club Community Declarations of Covenants, Restrictions and Easements.

COORDINATE WITH YOUR NEIGHBOR

Create privacy for you and your neighbor by carefully locating and coordinating the private spaces of your home. When possible use common screen walls or fences to help each other create privacy. Think about where you place your windows; avoid windows that “look into” your neighbor’s windows.

AUTOMOBILE:

DRIVEWAY

The ideal driveway links strongly with the front entrance, making it easy for a person to use the front door before reaching the rear. This concept makes the driveway part of the entry garden, partially enclosing it with shrubs or a wall creating a real "auto entrance". Special driveway paving is encouraged (brick, combination brick, textured concrete, etc.). On sloping lots, "sunken" or cut-in driveways should be considered. On flat sites, mounding may be considered to help driveways blend with their sites.

Access from the street should be as easy and direct as possible, but often the straight-line drive makes the garage overly important. Ideally, garage doors are screened with planting. Curved driveways and driveways to detached garages at the rear of homes are possible.

GARAGE

Place your garage so that the door does not dominate your house. Set it back from the main face of the house, curve the driveway, and enter from the side or rear.

HOUSE:

MATERIALS AND DETAILS

1. Stone or brick in combination with wood siding, cedar shingle or stucco introduces scale and character.
2. Overhangs on the roof preferred.
3. Garages - side loaded, courtyard, or rear entry required by the ARB with traditional carriage downlit fixtures at each side of the garage door.
4. Round shapes incorporated subtly into the selection of windows, louvers, and shutters present a refined image. Low pitched arches and dormers soften a house and add interest and character.

MAINTENANCE OF YOUR HOME:

LAWNS AND LANDSCAPE:

Proper lawn and landscape maintenance will consist of the following regular activities to maintain the community standards as reasonable determined by the Board of Trustees:

1. Mowing
2. Treating lawn for weeds, dandelions or anything other than grass.
3. Weeding landscape beds
4. Mulching landscape beds and applicable tree rings
5. Edging along beds, walks, driveways, patios, hardscape, etc...
6. Trimming of bushes and trees
7. Removal and replacement of dead or dying vegetation
8. Cut ornamental grasses back in early spring

If a lot is not regularly maintained as specified above, and compliance violations issued to a property are not remedied, fines will be issued and the Association will exercise the right to hire a contractor to render the services needed and bill the cost back to the property owner.

EMPTY LOTS AND BORDERING PROPERTIES:

1. Unimproved lots must be maintained (including but not limited to lawn maintenance and trash/debris removal).
2. Properties bordering HOA common area property must adhere to the setback and easement designation as set forth in the CC&R's for each specific lot.

FENCES AND VEGETABLE GARDENS:

1. Attempts to establish property lines through individual fencing are not acceptable. Every effort must be made to retain the feeling of open spaces.

2. No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.
3. A survey and staking is required before performing work near property lines.
4. Vegetable gardens will only be considered when behind the main body of the house, as well as screened appropriately from street and neighboring views as determined by the Architectural Review Board.

GARAGES, DRIVEWAYS AND EXTERIOR LIGHTING:

1. Carports are not permitted.
2. No Street-side parking areas may be created by extending any portion of the street pavement.
3. No overnight business vehicle or equipment parking shall be permitted outdoors including RVs and boats.
4. All units shall have an approved exterior light in the driveway area unless street lights are installed. All proposed exterior lighting shall be detailed on the final Landscape Plan. No exterior lighting shall be permitted which in the opinion of the Architectural Review Board would create a nuisance to the adjoining property owners.
5. Where possible, access to corner lots shall be from the least traveled street.
6. Side and rear entry garages only unless otherwise approved by the Architectural Review Board.
7. The ideal driveway links strongly with the front entrance, making it easy for a person to use the front door before reaching the rear. This concept makes the driveway part of the entry garden, partially enclosing it with shrubs or a wall creating a real "auto entrance". Special driveway paving is encouraged (brick, combination brick, textured concrete, etc.). On sloping lots, "sunken" or cut-in driveways should be considered. On flat sites, mounding may be considered to help driveways blend with their sites.

8. Access from the street should be as easy and direct as possible, but often the straight-line drive makes the garage overly important. Ideally, garage doors are screened with plantings. Curved driveways and driveways to detached garages at the rear of homes are possible.
9. Driveways will be maintained and in good condition at all times.
10. Miscellaneous items shall not be left in the driveway including, but not limited to mulch bags, trash cans, hoses, ladders, materials, bricks, play equipment, benches, etc.

SIGNAGE:

Developers, builders, realtors and owners who wish to advertise their home for sale through the use of yard signs, may do so under the following guidelines. The lot owner must give permission for a sign to be placed on their property.

1. Only one sign per lot is permitted except for golf course lots on which two is permitted. Golf course lots will consist of only one front yard and only one optional rear yard sign for golf course viewing.
2. The sign shall be on a white background with dark blue lettering or on a dark blue background with white lettering (Dark Blue – PMS #281) copy, logos, names or pictures. This color standard shall apply to all panel elements of such signs. No accent colors are permitted.
3. The sign shall be in a wood, metal or vinyl frame no more than 30" in width. The maximum height of display shall be no greater than 42 inches tall. A wooden panel of 18" by 30" may be added to developer placed wooden post signs, if available. (Check to see if a post is already present on the lot, prior to ordering sign.) No more than two panels are permitted on any post.
4. Only 1 top and 1 bottom rider are permitted and only on for sale signs.
5. Marketing, renovation and remodeling signs must adhere to the size, material and color requirements of for sale signs.

SIGNAGE, CONT.

6. All signs must be placed within the main front or rear yard property lines. The area between the sidewalk and street is prohibited for sign placement.
7. The homeowner is responsible for any lack of compliance regarding signage.
8. Other signage (not for sale signs) such as marketing, family events, home security is permitted with the following guidelines and must be on private property (cannot be in common areas, entrances or other HOA owned property).
9. Family event signs (graduations, births, and birthdays) are considered temporary in nature and should not be displayed for more than 30 days unless otherwise approved by the Architectural Review Board.
10. Small signage on mailboxes indicating invisible dog fences is permitted.
11. Small signage for security systems are permitted.
12. Any signage deemed inappropriate by the Architectural Review Board will be required to be removed.
13. Political signs (only signs supporting a candidate or ballot issue connected to a specific election) may be displayed only during the three (3) weeks prior to election day and must be removed within three (3) days after election day.
14. Political signs must not be any greater than 18"x24" and no higher than 3' above ground.
15. Political signs cannot be displayed in the tree lawn (right of way) between curb and sidewalk.
16. Political signs are permitted with one (1) sign per candidate or issue.
17. Any other sign (not a for sale sign) unspecified herein requires approval by the Architectural Review Board prior to installation.