



ARBOR VIEW by MATT ADAM DESIGN STANDARDS SUMMARY – 3.11.2018

This document is a summary of certain design information contained in the Declarations of Restrictions. It does not replace or supersede the information contained in the Declaration of Restrictions.

“DRC” refers to the Design Review Committee and means the person or committee of persons designated from time to time by the Developer to review and approve certain matters related to the Subdivision.

1. REQUIRED SIZE AND TYPE OF RESIDENCE – MINIMUM SQUARE FOOTAGE

- a. Total finished floor area to be a minimum of 2,600 square feet (which may include finished basement areas in a so-called reverse story and one-half residence).
- b. Reverse and one-half residences and ranch residences to be designed to resemble story and one-half residence from the front exterior perspective; for example, dormer windows.

2. ROOFS

- a. Shall be wood shingles, wood shakes, concrete tiles, clay tiles, slate or high quality composition shingle; steel tile is not allowed. Minimum 30-year rated materials.

3. GARAGES

- a. Minimum three-car garage. No car ports allowed.
- b. Minimum 8’ tall garage doors.
- c. Decorative garage door upgrade required.

4. EXTERIOR WALL MATERIALS

- a. All 4 sides of home must be stone, stucco, or brick. Stone may be real, thin veneer or faux. Four sided Lap Siding may be allowed with certain architectural designs.
- b. Paint or stain all applicable exterior components (excluding roofs, brick, stone, decks or similar component).
- c. Trim paint required on all 4 sides of home
- d. If used, stone and brick to return 2’ from front elevation.
- e. All exterior basement foundations and walls exposed above final grade shall be painted the same color as the body of the residence and, if exposed in excess of 12 inches above final grade shall be covered with siding compatible with the structure.
- f. All exterior adornments (i.e. brick, stone) including style and color, must be approved by the DRC. If adornment used on columns, columns need to be encased on all 4 sides.
- g. All exterior colors and sidings (such as, without limitation, brick) must be approved by the DRC.

5. EXTERIOR COLORS

- a. A complete exterior color scheme shall be submitted to the DRC for review and approval.

6. WINDOWS AND DOORS

- a. No window or exterior doors may be silver or other similar finish.
- b. Vinyl-clad windows are allowed.
- c. Divided lights on all front and side windows and rear transom windows.
- d. Divided lights to match window frame color.
- e. Trim is to be used around windows on all four sides of home.
- f. Shutters must be constructed of wood.
- g. All foundational egress window wells must be poured concrete.

7. GUTTERS AND DOWNSPOUTS

- a. Exposed metal gutters and downspouts shall be painted to match the trim or body color of the Residence.

8. FIREPLACES AND CHIMNEYS

- a. Foundations are required under all fireplaces.
- b. Chimneys on exterior walls must be constructed of brick, stone, stucco or other masonry products approved by the DRC. All fireplace flues in chimneys must be capped with a black or color-conforming spark arrestor/metal rain cap.

9. EXTERIOR CANTILEVERS

- a. No more than two exterior cantilevers per side.

10. SIDEWALKS & DRIVEWAY

- a. Sidewalks - Builder shall construct, at its expense and in accordance with any plans and specifications designated or approved by the DRC or City.
- b. All driveways shall be concrete, patterned concrete, brominate, interlocking pavers, brick or other permanent stone finishes.
- c. Driveways must narrow (“neck down”) at the driveway approach to either a 2 car width or a 2 ½ car width. Approaches shall be no wider than 2 ½ car width.

11. DECKS

- a. All wood on any decks (excluding floor materials) shall be painted or stained the same color as the body or primary trim color of the resident or a complimentary color approved by the DRC.

12. FENCING

- a. All fencing must be approved in advance by the DRC.
- b. Only black wrought iron, black powder coated steel or aluminum fencing is allowed – smooth top, double channel style
- c. Fence shall not exceed 5 feet in height unless otherwise approved by the DRC.
- d. No chain link, wood, wire or similar fence permitted.
- e. Fence must be stair-stepped to follow the grade of the lot.

13. LANDSCAPING

- a. Minimum of \$2,500 in exterior landscaping materials required. This amount does not include the cost of grading, sod, sprinkler systems, fences, pools, retaining walls, landscape walls and minimum tree requirements.
- b. Minimum tree requirements are one hardwood tree in front (minimum of 3" inch caliper), one ornamental tree in front (minimum 2" inch caliper), two hardwood trees in back (minimum 3" inch caliper). Note: This tree package is in addition to the required landscape amount of \$2,500.
- c. Landscaping must highlight front corners of the home. Corner lots require rear corner highlights on street-side corner and/or both rear corners on corner lots backing to a street.
- d. One additional evergreen tree (minimum 6') is required on street-side of corner lots. Corner lots may require additional landscaping on sides adjacent to a street as designated by the DRC.
- e. A complete landscape plan shall be submitted to the DRC for review and approval on a timetable established by the DRC.
- f. No trees of 6" inches or more caliper may be removed without written consent of the DRC.
- g. All areas of the lot are required to be sodded.

14. LANDSCAPE LIGHTING

- a. All exterior lighting shall be white (clear) and not colored, except holiday lights.
- b. All exterior landscaping lighting must be approved in advance.

15. STREET TREES

- a. Developer may install one or more trees per Lot along the street at a location(s) selected by Developer.

16. SPRINKLER SYSTEMS

- a. Exterior sprinkler systems are required covering all sod and landscape areas in the front, rear and side yards.

17. POOLS

- a. No above ground type swimming pools shall be permitted.
- b. All swimming pools shall be fenced and all pool pumps, heater and similar equipment shall be adequately screened from view of other residences.
- c. All pool plans must be approved by the DRC.

18. TIME LIMITS FOR CONSTRUCTION

- a. Builder shall commence construction (as evidenced by digging of foundation) within two (2) months after the lot Closing Date and shall be completed within ten (10) months after construction commencement.
- b. No residence or exterior structure shall stand in any unfinished condition for longer than five months after commencement of construction.

**ALL PLANS AND ELEVATIONS MUST BE APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).
THE DRC REVIEW BOARD WILL CONSIDER EXCEPTIONS APPROPRIATE TO ARCHITECTURE.**