

# **MILLS CROSSING**

## **Building & Design Standards**

### **❖ Architecture & Elevation**

- All two story front elevations to resemble a 1 ½ story plan
- Reverse 1 ½ story and ranch plans to be designed to resemble a 1 ½ story plan from the front elevation
- DRC requests 2-3 elevations per plan
- All home plan elevations subject to DRC approval prior to use in Mills Crossing

### **❖ Exterior & Materials**

- All stucco exterior (all four sides) with stone (Stone may be real, thin veneer or faux with DRC approval) or brick adornment encouraged. Exception examples would be Cape Cod or Colonial style homes with the use of Hardie (or similar with DRC approval) lap, shingle or brick.
- An all stucco home (no adornment) with appropriate trim will be considered
- If used, stone and brick to return 2' from front elevation
- If adornment is used on columns, columns need to be encased on all four sides (all the way around) the column
- Trim is to be used around windows on all four sides of home
- Exterior trim paint color is required to be used on all four sides of home
- Front doors should be appropriate to architecture and noted on the plans when submitted for DRC approval. Once the DRC has approved the plan, the garage doors and shutters shown per plan must be used
- Shutters must be constructed of wood
- Chimneys on exterior walls must be constructed of brick, stone, stucco or other masonry products approved by the DRC and extend down to the foundation. No metal or other pipe shall be exposed on the exterior of any fireplace or fireplace flue (other than a minimal amount of exterior metal or piping from a direct vent fireplace). All fireplace flues in chimneys shall be capped with a black or color-conforming spark arrestor/metal rain cap
- All exterior basement foundations and walls exposed above the final grade shall be painted the same color as the body of the residence; if the area exposed is in excess of 12 inches above the final grade, it shall be covered with the same siding material (i.e. stucco) as the rest of the structure
- All exterior adornments (i.e. brick, stone) including style & color, must be approved by the DRC
- A complete exterior paint color scheme must be submitted and approved by the DRC

### **❖ Sidewalks & Driveway**

- All driveways and sidewalks shall be concrete, patterned concrete, bromanite, interlocking pavers, brick or other permanent stone finishes
- 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
- Sidewalks – Builder shall construct, at its expense and in accordance with any plans and specifications designated or approved by the DRC or City.

## ❖ **Roof**

- Roofs of residences shall be covered with high quality composition shingles that have a minimum of a 30 year rated material. Concrete tile, clay tile or slate may also be used as approved by the DRC in writing. All of the specific types, colors, styles, dimensions and other aesthetic factors will specifically be approved by the DRC
- Certainteed “Landmark 30 year” Composition Roof (choice of two colors – Driftwood or Weathered Wood) OR Certainteed “Heritage 30” Composition Roof (choice of one color – Weathered Wood) are approved 30 year rated products

## ❖ **Windows**

- High performance windows (vinyl, composite or aluminum clad) in decorator color selections (choice of black, bronze, terra tone); white only with appropriate design and approved by the DRC
- Divided lights on all front and side windows and rear transom windows
- Divided lights to match window frame color
- All foundational egress window wells must be poured concrete

## ❖ **Landscaping**

- A complete landscape plan shall be submitted to the DRC for review and approval
- An in-ground sprinkler system is required. All sodded and landscaped areas in the front, rear, and side yards are to be covered by the system
- All areas of the lot are required to be sodded
- Each lot must have a minimum of four hardwood shade trees and one ornamental tree
  - Front yard: 1 hardwood 3” caliper tree, 1 ornamental 2” caliper tree
  - Back yard: 3 hardwood 2 ½” caliper trees
  - Note: This tree package is in addition to the required landscape amount of \$5,000
- One additional evergreen tree (minimum 6’ tall) is required on street-side of corner lots. Corner lots may also require additional landscaping on sides adjacent to a street as designated by the DRC
- Minimum basic landscape (i.e. bed preparation, shrubs, additional trees beyond required) installation guideline is \$5,000. (This does not include the irrigation system, sod, retaining walls, landscape walls and minimum tree requirements.) Landscaping must highlight all four corners of the home. Evergreen buffers and screening may be required around HVAC and utility boxes as designated by DRC.
- Landscaping must highlight all 4 corners of the home.
- No existing trees of 6” inches or more caliper may be removed from the property without written consent of the DRC

❖ **Decks**

- Decks and gazebos are to contain appropriate design elements to “tie” to home. All wood (excluding floor materials) shall be painted or stained the same color as the body or primary trim color of the residence (or a complimentary color) approved by the DRC

❖ **Fencing**

- All fencing must be approved in advance by the DRC
- Only black wrought iron, black powder coated steel or aluminum fencing is allowed – smooth top, double channel style
- Height must not exceed 5 feet
- Fence must be stair-stepped to follow the grade of the lot
- No chain link, wood, wire or similar fencing are permitted

❖ **Garage Doors**

- Garage doors must be a minimum of 8’ tall
- Decorative garage doors are required (Doors are to be approved by the DRC)
- 3 car garage minimum

❖ **Pools**

- No above ground type swimming pools shall be permitted
- All swimming pools shall be fenced and all pool pumps, heaters and similar equipment shall be adequately screened from view of other residences
- All pool plans need to be approved by the DRC

❖ **Construction Time Limits**

- Construction of a residence shall commence (meaning digging of the foundation) within two (2) months following the Lot closing and shall be completed within ten (10) months, unless the following time periods are expressly extended by the Developer in writing

**All plans and elevations must be approved by the Design Review Committee (DRC).  
DRC review board will consider exceptions appropriate to architecture.**