



**ARCHITECTURAL REVIEW GUIDELINES  
PHASE 4, LOTS 1 THRU 65**

***ARCHITECTURAL DETAILS:***

- A. Each lot may contain only one single family dwelling and one private garage for not less than two or not more than three vehicles and only such other accessory structures approved in writing by the Architectural Review Board or the Declarant.
- B. Consistency of detailing on all elevations shall be maintained. Windows and doors shall reflect restraint in the variety of types, styles and sizes. All openings shall be accented with the use of shutters, flat or arched lintels, projecting sills or relief surrounds.
- C. Bay windows shall be carried down to grade or visual support of any cantilevered conditions must be expressed.
- D. Masonry or stucco used as a veneer material on the façade of a residence must extend the full length of the façade and terminate in a logical point on the sides of the house if used in combination with other exterior façade and trim materials.
- E. The main roof on each residence shall have a slope of no less than eight (8) vertical and twelve (12) horizontal.
- F. All soffits and rake overhangs must have a minimum horizontal projection of eight (8) inches. Gutters and downspouts are required on all homes. Colors shall blend appropriately with exterior trim and wall colors.
- G. Roof structures such as plumbing boots, flashing, vents, etc. should be treated or painted to blend with the shingle color.
- H. Permitted materials for foundations include brick, stone or stucco. Crawl space and raised in foundation slabs are permissible foundation types. Monolithic slabs are not an approved foundation type.
- I. Principal exterior porches whether attached to front or side yard elevations must have a nominal depth of four (4) feet
- J. Houses with elevations having front garages are permitted.
- K. Side loading motor court garages with appropriate screening will be permitted subject to Architectural Review Board approval.
- L. Detached garages are permitted subject to Architectural Review Board approval and Declarant and golf course owner view requirements.
- M. All chimneys must have a full masonry profile.

N. Single hung thermal windows either vinyl, vinyl clad, casement or wood sash are required. Windows must have surrounds. Exterior finish treatments (i.e., brick, hardiplank, etc.) which interface directly into (nailing fins) unsurrounded window sashes will not be permitted.

O. Roofing materials must be either standing seam metal, five tab architectural shingle, 3 tab shadow line shingle, slate, cedar shake or Architectural Review Board approved equivalent.

P. Brick, stucco, stone, fiber cement siding and wood shakes are approved for exterior finishes. Vinyl siding is specifically prohibited, except as may be permitted by the Architectural Review Board or Declarant in concert with a builder program approval.

Q. Vinyl shutters in louvered and cathedral styles are permitted.

R. Pertinent sidewalks per the approved final plat are to be constructed by each individual lot owner or Builder to standards cited by Union County Public Works. Inspection for compliance regarding workmanship and materials will be required.

S. Exterior steps may be of approved masonry or wood. Wood steps must be finished with a riser board. Areas below step stringers must be appropriately screened in an approved manner.

T. The exterior of all improvements, including and without limitation, residences constructed, erected, allowed or maintained upon any lot must be painted and repainted in a color approved by the Architectural Review Board or the Declarant.

U. Square footage requirements are predicated on enclosed heated floor areas. Exclusive of heated attached or detached garages, porches, unheated storage areas, decks or patios.

The minimum square footages are as follows:

Lots 1 through 65:

	<u>Minimum Total</u>	<u>Minimum Ground</u>
	<u>Heated Area</u>	<u>Floor Heated Area</u>
1 Story	1,500	1,500
1.5 Story	1,800	1,000
2-2.5 Story	1,800	1,200

V. No dwelling unit may exceed four thousand square feet heated area. No dwelling unit may be erected with more than two and one-half stories above the main entry level subject to local building code.

W. First floor (exclusive of garage under dwellings) interior ceiling heights must be constructed to a minimum of nine (9) feet and to a minimum of eight (8) feet on all subsequent floors.

## ***II. SITE GUIDELINES:***

- A. Air handlers must be screened. Air handlers in side yards may only be screened by plant materials. Screening walls or fencing of any type in side yards is prohibited.
- B. Garbage container storage is not permitted in side yards. Garbage containers stored in rear yards may not be visible from the street and must be appropriately screened from the adjacent and rear yard view.
- C. Above ground swimming pools are prohibited.
- D. Detached structures are not permitted by right and must receive written permission from the Architectural Review Board or the Declarant prior to erection or placement on any lot.
- E. Clotheslines are strictly prohibited on any lot.
- F. Woodpiles or similar items shall be located or screened so as to conceal being viewed from neighboring lots, streets and property adjacent to the lot.
- G. No artificial or man-made devices designed for the collection of solar energy or other similar purposes shall be permitted within the neighborhood either on a lot or common area.
- H. No exterior antennas of any kind shall be placed, allowed or maintained upon any portion of the neighborhood, including any lot without the prior written consent of the Architectural Review Board or the Declarant. However, the Declarant reserves the right to (but shall not be obligated to) erect a master antenna, satellite dish or other similar system for the benefit of the community. Antennas required for the operation of public utilities as required by Union County Public Works are exempt from this prohibition.
- I. Playground equipment must be placed behind the house such that equipment is not visible from the street. Playground equipment on golf course adjacent lots is not permitted within the rear 30 feet of the lot and must be appropriately screened from the golf course

### **J. Fencing:**

Fences are discouraged, particularly with respect to golf course adjacent home sites. However, fences are permitted subject to the following provisions:

- a) fences cannot exceed a maximum height of four feet
- b) fences must be of picket style
- c) approved fence materials include metal picket, painted wood (pressure treated, redwood, western red cedar or other rot resistant material) or vinyl, wood fences must be appropriately maintained and kept in a painted state.
- d) staining of wood fencing will not be permitted
- e) fences on non-golf course adjacent lots will not be permitted to encroach the side yards beyond the rear plane of the house.
- f) fences on golf course adjacent lots will not be allowed to encroach on the rear thirty (30) feet of the lot, nor will fences be allowed to encroach the side yards beyond the rear plane of the house or the side yard planes of the house.
- g) all fences are subject to golf course view protection requirements
- h) fence materials and locations are at the total discretion of the Architectural Review Board

K. Landscaping:

Installation of sod and irrigation in all front and side yards is required. An approved landscape plan is required for each lot. Plant materials should be indigenous to the area. Ground covers and mulching materials for landscaped areas and beds are required to be of native materials (i.e., pine needles, bark mulch, etc.) Rock, stone or washed stone ground covers will be considered when appropriately designed and installed.

L. Rear foundation planting of golf course adjacent lots is required.

M. The rear thirty (30) feet of each golf course adjacent lot may not be disturbed with respect to clearing, planting or placement of any feature without the specific permission of the Architectural Review Board, the Declarant and the golf course owner. Homeowner's seeking improvements within the thirty foot rear yard area must complete and submit a detailed landscape improvement plan for review. Screen plantings, trees and hedges may be reviewed as fencing and subject to the restrictions applied to fences as contained herein requiring specific written approval of the Architectural Review Board or Declarant.

N. No tree left on a lot as of the date of conveyance of such lot to a person other than Declarant or Builder shall be removed without the express consent of the Architectural Review Board or the Declarant. In addition, the Board may direct an Owner to remove any tree which dies or becomes a hazard (example: tree(s) hit by lightning).

O. Exterior lighting must receive written Architectural Review Board approval.

P. Mailboxes:

All mail boxes and numbering must be according to approved architectural specification per Streetscapes Model Number #0000, Black with Gold Numbers in 0000 type style.

Q. Utilites:

All houses must utilize natural gas provided by The City of Monroe for either heating, hot water heater(s) or gas range. No fixed, exterior propane tanks will be permitted.

R. Gas meters shall be appropriately screened such that they may not be viewed from the street or adjacent lots.

S. All exterior utility service connections should be placed in the least conspicuous location. Exposed electrical equipment, drains, etc. shall be painted to match the exterior house color or screened with landscape plantings.