

# CHEWACLA RIDGE SUBDIVISION ARCHITECTURAL AND CONSTRUCTION STANDARDS

## INTRODUCTION

Chewacla Ridge Subdivision is designed to be a unique community of single-family homes. Great care has been taken in the planning, design, and construction phases to insure aesthetic harmony.

An architectural review committee (ARC) has been established to review all construction, designs, and plans for all dwellings and other improvements to be made within the Chewacla Ridge Subdivision community.

## ARCHITECTURAL REVIEW COMMITTEE

The ARC is initially composed of three (3) members who may or may not be members of the Board of Directors of the Chewacla Ridge Homeowners' Association, Inc. (the "Association") which has been formed as the entity to govern the affairs of all property owners within the Chewacla Ridge development.

Additionally, a professional architect or designer, who may or may not be an owner, may serve on the ARC and aid in the review of building and landscaping plans.

The ARC will provide property owners, architects, landscape architects, and contractors with a set of guidelines for the preparation of the drawings and specifications and the construction of all detached single-family homes within the development.

## ARCHITECTURAL REVIEW GOALS

To ensure the quality of the community, a plan review process has been established pursuant to the Declaration to review individual building and landscape plans. The authority to approve or disapprove building and landscape plans is provided in the recorded Declaration and provides that broad latitude and broad discretionary powers are vested in the ARC regarding approval of:

- the aesthetic impact of design, construction, and development.
- the architectural style and design.
- colors, textures, materials.
- height, bulk, proportions.
- landscaping.
- overall impact on surrounding property.

It is not the intent of the ARC to impose a uniform appearance within the Chewacla Ridge residential development nor to discourage creativity on behalf of builders or homeowners. It is the intent of the ARC to promote and assure that all Dwellings and improvements, including landscaping:

- are aesthetically compatible with each other.
- incorporate a unique and yet pleasing and discriminating character.
- are constructed to reflect the quality and craftsmanship which will enhance the value of the remainder of the development.

#### ARCHITECTURAL AND CONSTRUCTION REVIEW PROCESS

The Review Process is a simple procedure of complying with the requirements outlined in these Architectural Standards and following the step-by-step review format described herein.

All plans and exterior specifications shall be submitted for review at the regularly scheduled meeting of the ARC. The ARC shall meet on a regular basis to review all such plans and exterior specifications.

A one-time processing/review fee may be charged, which fee shall accompany the plans submitted to the ARC for review. Such fee is nonrefundable. The amount of such fee may be increased from time to time and if any changes or modifications are made to the approved plans and specifications, then an additional processing/review fee may be charged. If work has not started or a continuance received by the Owner or the Owner's builder within one (1) year following approval of such plans and exterior specifications, then such plans and exterior specifications shall be resubmitted for approval and all applicable processing/ review fees may be charged before approval is again granted by the ARC.

Prior to the commencement of any construction related activities, the following plans must be submitted by each Owner or such Owner's builder to the ARC for review and approval, incorporating the following steps:

##### Step One: Architectural Drawings and Schedules

Prior to any site disturbance, the applicant shall submit an executed application and two (2) sets of architectural drawings and schedules for ARC review.

Submissions must include the following:

1. Building Plans at a scale of 1/4" = 1'0" or larger.
  - a. All four (4) exterior elevations showing approximate finish grade line, and all roof areas and corresponding slopes.
  - b. Floor plan (not for review) which provides finish floor elevations, site plan, and includes total finish square footage of home.
2. Exterior material, finish, and color schedule indicating:
  - a. Roofing material and the materials and finishes for each building elevation (i.e., stucco, stone, brick, etc.).

- b. Roofing color, brick and mortar selection, siding and/or trim colors, and any other proposed exterior colors. This schedule may be submitted as notes on the Architectural Plans.
- c. Finish and/or color samples.
- 3. Site Plan at a legible scale indicating:
  - a. Footprint and finish floor elevations of the unit and garage on the site as well as locations of driveways, walks, patios, decks, and site walls.
  - b. Setback lines, easements, and clearing limits.
  - c. Existing and proposed grades by contour lines with existing trees or tree masses to remain.
  - d. Location of site accessories such as mailboxes, fencing, trash container pads, lighting, and play equipment, also locations of air conditioning compressors and power and gas meters.

#### Step Two: Staking and Permit Approval

Before clearing or construction can commence on any lot the applicant MUST:

- 1. Stake and string the outline of the dwelling in its proposed location and establish the proposed elevation of the first floor.
- 2. Flag property corner pins and string property line.
- 3. Arrange a site inspection with the ARC representative to verify that the staking is in conformance with the approved site plan. If, after staking, the applicant or ARC representative wishes to alter the foundation location as presented in the approved site plan, alternates can be discussed at the staking meeting.

Special effort should be made to field adjust, if necessary, the unit location to preserve trees.

- 4. Indicate on the site plan drawing all changes in the foundation location approved by the ARC representative.
- 5. One copy of the plans shall then be returned by the ARC to the Owner or the Owner's builder submitting the same marked "Approved," "Approved as Noted," or "Disapproved." Only those portions of the plans and exterior specifications which have been "Approved" or "Approved as Noted" may then be submitted to the appropriate governmental authority for a building permit.

#### Step Three: Plan Changes During Construction

All changes to the approved plans, elevations, and schedules must be submitted to the ARC for review in accordance with the procedures and submission requirements specified in Step One above. The applicant is encouraged to submit changes at the earliest possible time to avoid project delays.

#### Step Four: Submission of Landscape Plan

Once the home is "dried in," the applicant must submit three (3) sets of landscape plans to ARC for review and approval.

The requirements for submission are as follows:

1. Landscape Plan at a legible scale indicating:
  - a. Footprint of the dwelling and garage with finish floor elevations; property and setback lines, easements, and clearing limits.
  - b. Existing and proposed grades by contour lines.
  - c. Locations of driveways, walks, patios, decks, site walls, and pools.
  - d. Locations of site accessories such as mailboxes, fencing, trash container pads, play equipment, also air conditioning compressors, power and gas meters, light locations and specifications (including utility or flood light locations).
  - e. Irrigation Plan.
  - f. Type, location, quantity, and size of proposed new plant material including trees, shrubs, and ground cover.
  - g. Location of all existing trees to be preserved over four (4) inches in diameter and all flowering trees over two (2) inches in diameter not in natural tree masses. Existing tree masses and areas may remain in a natural condition (generally undisturbed except for minor understory clearance).
  - h. Areas to be sodded.

#### Step Five: Final Review & Approval

A final review on site must be scheduled for the approval of the architecture and landscape architecture requirements. Upon giving the final review and approval, the ARC, upon request, shall provide the Owner with a "Letter of Compliance."

#### Inspection and Enforcement

##### 1. Inspection

The ARC shall have the right to enter upon and inspect any property at any time before, during, and immediately upon completion of any work.

##### 2. Enforcement

All Owners and the builders of all Owners should review the Declaration to ascertain the discretionary rights and remedies provided to the ARC and the Association in the event of any noncompliance with any of the provisions of the Declaration or these Standards.

Failure to obtain ARC approval of all plans and specifications shall be subject to injunctive relief as well as the recovery of damages by the ARC and the Association.

If the ARC determines that any improvement was not constructed in substantial compliance with the approved plans and specifications for the same, the ARC or the Association may remedy or remove the improvement and all costs incurred in connection therewith shall be charged to the owner of such lot.

The ARC intends to enforce each rule and regulation set forth herein and in the Declaration. Notice of any violation of the same. will be sent to the responsible party and property owner specifying those

items not in compliance with these rules and regulations or any of the provisions of the Declaration. The responsible party shall have five (5) working days to correct such situation. If such situation is not corrected to the satisfaction of the ARC, the ARC shall have the right to exercise all of the rights and remedies afforded to it in the Declaration. Such action may include charging the property owner for the corrections done by the ARC, withholding architectural review or approval until the violations are amended, denying entry to contractors or personnel to the development thereby preventing work within the community or otherwise seeking injunctive relief to cause such violation to be permanently removed.

## DESIGN GUIDELINES

To explain the review process and what is required for plan approval, the ARC has developed these Architectural and Landscape Architectural Standards and will use these Standards in reviewing all construction activities but may consider individually the merits of any construction project due to special site conditions.

PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION RELATED ACTIVITY, INCLUDING, WITHOUT LIMITATION, THE SITING OF ANY DWELLING OR THE CLEARING, GRADING, EXCAVATING, OR OTHER CONSTRUCTION-RELATED ACTIVITIES ON ANY LOT, THE PLANS AND EXTERIOR SPECIFICATIONS FOR SUCH DWELLING MUST BE APPROVED BY THE ARC.

The ARC will employ the following guidelines in reviewing applications. They are not intended to be all inclusive. Additional provisions of the Declaration also describe, limit, restrict, and otherwise set forth additional design criteria.

### 1. Architectural Design Guidelines

- a. Exposed concrete block or poured concrete foundations and site retaining walls shall be covered with stone, brick, siding, or stucco to complement the principal materials of the dwelling.
- b. Primary residential roofing materials shall be cedar shakes or shingles, dimensional composition shingles, slate, standing seamed copper or steel, or tile in colors and textures which complement the balance of the colors and materials selected for a dwelling.
- c. Primary colors for siding, stucco, trim, gutters, and downspouts shall generally be confined to lighter earth tones which are compatible with the natural environment. Black trim may also be approved on a case-by-case basis for certain styles of homes, including modern farmhouse.
- d. Stucco and synthetic stucco shall be painted or integrally colored.
- e. Sheet metal and PVC work such as roof caps, flashings, plumbing vents, and chimney caps shall be painted to match the roof colors.
- f. Windows, Window Treatments, and Doors:
  - Reflective glass shall not be permitted. No foil or reflective material shall be used on windows or as sunscreens, blinds, shades, or for other purposes.
  - No plain aluminum or metal windows shall be utilized unless factory painted or clad.

- Cantilevered bay windows shall be reviewed by the ARC (and may be subject to additional landscaping requirements).
  - Burglar bars or doors, including wrought iron doors, are not permitted.
  - No aluminum or metal glass panel doors (storm doors) shall be allowed on the front of any dwelling. Screen doors shall not be used on the front or side of any dwelling.
  - Silver finish window screens are not permitted. All window screens must be factory finished in bronze or white.
  - Appropriate window treatments shall be utilized on all windows.
- g. Roof stacks and plumbing vents shall be placed on the rear slopes of roofs
- h. Chimneys shall be framed to receive prefabricated fireplaces and flues and shall not appear cantilevered from the unit. They shall be continuous to finish grade unless waived by the ARC. Chimneys shall be constructed of brick, stone, stucco, or dryvit but may be constructed of siding if the chimney is not visible from the street. Prefabricated chimney flues shall be concealed by a metal surround at the top of the chimney.
- i. Vertical supports for wood decks shall be a minimum 6" wood post or painted metal poles, preferably boxed in as to appear to be a 6" x 6" wood post.
- j. Wooden steps or stoops shall not be allowed on the front or side of a dwelling, unless approved by the ARC.
- k. Building materials:
- Approved exterior wall materials may incorporate brick, stone, stucco, synthetic plaster (e.g., "dryvit"), solid wood siding, fiber cement siding, and such other materials as approved by the ARC.
  - Stained wood is not permitted as an approved exterior building material. The foregoing shall not apply to front, side, or back doors or decks on the rear of a dwelling. Some stained and sealed wood may be approved on a case-by-case basis when used as accents rather than the primary wall covering.
  - Prohibited exterior finish materials shall include particle board, plywood, vinyl siding (except for soffits), and simulated brick.
- l. Height Limitations: No dwelling shall exceed two and one-half (2-1/2) stories in height as measured from the lowest finish grade on the front elevation of such dwelling. Third stories will be permitted if they are designed in such a fashion as to fit within the normal roof line of a two-story structure in that area normally considered an attic area.
- m. Garages: All dwellings shall have a minimum of two (2) car garages with doors. Carports are not permitted; drive-through porticos, however, are permitted subject to approval by the ARC. No garage door shall open onto or front a street. The materials and paint color used for garage doors shall be submitted with the plans and specifications for ARC approval.

## 2. General Site Guidelines

a. Site Approval

Following the approval of the plans and exterior specifications for a dwelling, the ARC shall approve the actual site location of the dwelling by rough stakeout. This must be done prior to any grading or excavation.

b. Building Setbacks

Minimum building setback lines shall be established for all dwellings .

either:

- by the ARC
- on the subdivision plat for each phase of development
- in the deed to such Lot

No building or dwelling shall be constructed within such setback areas. All setbacks shall apply to all eaves, steps, stoops, porches, terraces, decks, and patios. Notwithstanding the foregoing, setbacks may be enlarged or decreased at the sole discretion of the ARC, based on the actual siting of the dwelling as may be approved by the ARC.

C. Easements

Landscaping and the building of driveways and the installation of mailboxes within utility easements is permissible but is the responsibility of the property owner if in the future there is a need to remove the same for access to such utilities. All portions of the development, including the homesites, are subject to the various easements described in the Declaration.

d. Temporary Improvements

No temporary building or structure shall be permitted on any homesite. If construction trailers will be utilized during construction of the primary residence, ARC approval must be obtained concerning design, appearance, and location of the same.

e. Signage

During construction, two (2) signs, not to exceed six (6) square feet in area each, may be posted at a height not to exceed five feet (5') from ground level, advertising the home site for sale or identifying the building. The location, color, and shape of any such signage shall be subject to approval of the ARC. No other signage, banners, flags, or advertising posters shall be allowed.

3. Site Specific Guidelines

a. Fences for rear yards must be eight (8) feet maximum height. No chain link, vinyl coated, or wire fences shall be permitted unless approved by the ARC. Wooden fences may be painted or stained. Fencing in front yards is prohibited; locate privacy fence ten (10) feet maximum from the back corner of the house.

b. A solid privacy screen may be used to screen decks and patios from view, and the proposed height shall be approved by the ARC.

c. Swimming pools and tennis courts will be permitted only with the approval by the ARC.

d. Compressors for central air conditioning units shall be sited, to the extent practicable, at the rear of the home and in a location which will not cause a nuisance to neighbors or to the use of active areas on site. No window mounted heating or air conditioning units shall be allowed, though the ARC may approve such units on accessory buildings if not visible from the street or neighboring lots. Compressors shall be screened by landscape or architectural treatment.

Utility meters shall be located, to the extent practicable, at the rear of the home and shall be otherwise located so as not to be visible from any street.

e. Play equipment shall be located where it will have a minimum visual impact on adjacent properties. Basketball goals shall be mounted on black poles.

Metal play equipment exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) should be painted to blend into the surrounding environment.

f. Outdoor dog houses, freestanding playhouses, treehouses, and detached storage buildings will be subject to the approval of the ARC.

g. Exterior hot tubs shall be screened from view from adjacent properties and streets.

h. All exterior lighting shall be approved by the ARC.

i. Landscaping shall relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States whenever possible.

j. Front yards shall be sodded grass but may incorporate landscaped beds or natural areas. A minimum road shoulder of sod six (6) to ten (10) feet wide is required from lot line to lot line and including the entire street exposure of corner lots. Side and rear yards may be seeded or treated naturally.

k. The ARC may require a particular mailbox and post for uniformity. Mailboxes shall contain only the house number of the lot, as approved by the ARC, but no further inscription, painting, ornaments, or artistry shall be allowed.

l. No satellite dishes shall be allowed on any Lot or Dwelling without written approval of the ARC. No radio antenna, radio receiver, or other similar device or aerial shall be attached to or installed on any Lot or Dwelling or any other portion of the Development unless the same is not visible from any street or adjacent Lot or Dwelling and is approved by the ARC. All solar devices shall be subject to the approval of the ARC.

m. All driveways and sidewalks shall be constructed of concrete or asphalt. The color and composition of the concrete to be utilized shall be approved by the ARC. Other material (e.g., brick) may be used but only if approved by the ARC. No drives will be located next to an adjacent driveway unless a minimum of fifteen (15) feet of natural or landscaped areas is provided between driveways. Driveways across the street shall keep a stagger of a minimum of thirty (30) feet or as approved by ARC. Curb cuts shall be made by removing the entire section of curb and gutter, not by simply removing the back of the curb.



n. Outside clotheslines or other facilities for drying or airing clothes are prohibited unless screened by appropriate landscaping. Barbecue grills and other types of outdoor cooking equipment shall be located out of view from any street. Bird feeders, wood carvings, plaques, and other types of homecraft are prohibited in the front or side yards but may be in the rear yards so long as the same are not visible from the street.

o. Trash containers shall be located at the rear of the dwelling and must not be visible from a street.

p. Remodeling and additions to existing improvements shall follow the same criteria as new construction.

q. Any accessory structures, including free-standing garages and accessory dwelling units, shall be approved by the ARC in the manner set forth above.

## 5. Landscape Design Guidelines

All Owners and builders, to the extent practicable, shall preserve existing trees, plant life, wildflowers, and the natural environment which exist on each homesite. All front and side yards shall be landscaped pursuant to a landscaping plan approved by the ARC.

a. Front yards shall be sodded. Grass shall be regularly cut and may not exceed six (6) inches in height.

b. All areas not covered with pavement, buildings, shrubs, groundcover, or sod; or designated natural areas, shall be covered with three (3) inches of pine straw or bark. Groundcover shall be used to prevent erosion and for ease of maintenance on steep slopes:

c. Landscaping must be completely installed within ninety (90) days after occupancy.

d. Rocks, rock walls, or other substances shall not be placed on any lot as a front or side border unless approved by the ARC.

e. Bird baths, fountains, reflectors, flagpoles, statues, lawn sculptures, lawn furnishings, and/or artificial plants, shall not be placed within the front or side yards of any lot without the approval of the ARC.

f. Vegetable, herb, and similar gardens shall not be planted or maintained with visibility from the street front or back without the written approval of the ARC.

g. All landscape material, shrubs, trees, and grass shall be well maintained. Any landscaping, plant life, trees, or shrubbery which dies or becomes diseased must be promptly replaced with comparable plant life. Dead trees must be removed from all homesites. Exceptions may be made if the ARC determines that the removal of such trees may have an impact on the surrounding environment.

h. All trees four (4) inch caliper and greater beyond thirty (30) feet of the structure, driveway, and walk should, to the greatest extent practicable, be retained and protected.

i. Select a variety of plant material that adds textural interest and fall, spring, and summer colors. The planting of native shrubs and trees is encouraged. Exotic plant material like banana trees shall be avoided.

- j. Plastic edging around plant beds is discouraged and shall be subject to ARC approval.
- k. Proposed trees must be two (2) inch caliper or greater. Proposed shrubs shall be one (1) gallon size containers or larger.

6. Construction Guidelines

a. During construction of any improvements to a homesite, construction equipment and vehicles as well as the vehicles for all builders, subcontractors, laborers, and suppliers shall utilize off-street parking and enter the homesite only from the driveway for such homesite. In no event shall the roadways within the development be congested with on-street parked vehicles. No dirt, mud, gravel, or other substances shall be allowed to collect or remain on any streets and the same shall be removed from the treads and wheels of all vehicles used in the implementation of such construction prior to traveling on the streets within the Development. No construction trucks, equipment, machinery, or trailers shall be parked overnight on any streets or roads within the development and shall be immediately removed from the homesite upon completion of construction.

b. Owner or Owner's builder is required to keep the jobsite as neat and clean as possible. Trash and discarded materials such as lunch bags, cans, and odd materials shall be removed daily. All debris, stockpiles for removal, and construction materials should be located at the rear of the residence. Stockpiling of trash or any other material on adjacent lots or streets is not permitted. Construction trash, debris, and rubbish shall be disposed of outside of the development at least weekly. Used construction materials may be burned on-site in accordance with state and local law so long as the same does not cause a nuisance to other property owners. No burning shall be allowed in the front yard areas of a dwelling. In no event shall construction materials, whether used or new, be buried on or beneath any portion of the homesite or on any other portion of the development. If trash or debris on a job site becomes a noticeable problem, in the sole discretion of the ARC, the ARC may, if the same is not removed within five (5) days after written notice thereof, remove the same and the cost thereof charged to the property owner.

Each Owner or Owner's builder shall be responsible for the acts of his employees, all subcontractors, suppliers and other persons or parties. involved in the construction or operation of a homesite. Such responsibility shall include:

- Prohibiting the consumption of alcoholic beverages, the use of illegal drugs or other intoxicants that can hamper the safety or well-being of other personnel on the site or affect the quality of workmanship.
- Ensuring that the construction site is kept clean and free of debris and waste materials.
- Ensuring that mud, dirt, gravel and other construction materials are not left on, deposited on, or accidentally dropped onto any of the roadways within the development.
- Ensuring that all the terms and provisions of these Architectural Standards are fully complied with in all respects.

c. Proper erosion control is the responsibility of the contractor. Adequate silt fencing and gravel at the entry drive must be properly installed and maintained. All streets shall be kept free of mud, silt, and

debris from erosion and construction traffic. Natural drainage channels should be maintained undisturbed, to the extent possible, and remain free of trash or debris.

d. Portable toilets are the responsibility of the Owner or Owner's builder. Owner or Owner's builder shall require all employees and subcontractors to utilize the same.

e. Washing of trucks, vehicles, and other machinery and equipment on the streets are not permitted. The washing of concrete delivery trucks must be on the construction site. The established speed limit within the entire development is twenty-five (25) miles per hour for all vehicles and must be obeyed by all parties entering the development.

f. Damage to streets, curbs, drainage, inlets, streetlights, markers, mailboxes, walls, fences, and any other portions of the development will be repaired by the Developer or the ARC and the cost of the same shall be billed to the responsible Owner or Owner's builder.

g. If any telephone, cable television, electrical, water, sewer; or other utility lines are cut, it shall be the responsibility of the Owner or Owner's builder to bear the cost of reinstallation.

h. Loud radios or noise shall not be allowed. Normal radio levels are acceptable. Only bona fide workers shall be allowed within the development. Children will not be permitted on the work site unless accompanied by and under the supervision of an adult. No contractor or service personnel will be permitted to bring pets on the property.

i. No signage, building permits, or other forms of advertisement of any nature shall be attached to any trees.

j. The ARC shall have the right to require that a construction bond or deposit in the amount to be determined by the ARC for cleanup of the homesite be given by each Owner or Owner's builder. Such bond or deposit shall be forfeitable if a contractor fails to comply with all of the terms and provisions of these Architectural Standards and may be used by the ARC to correct any such violations.

## 7. Watershed Protection Guidelines

Each Owner and each Owner's builder shall comply with the following:

a. Drainage swales shall be located along back lot lines where possible. Additional drainage swales that may be required shall be grassed to promote infiltration and eliminate soil erosion.

b. If a drainage way must be improved in order to function without eroding, stabilization with grass or other vegetative cover should be implemented to promote infiltration and filtration.

c. Roof drains shall discharge onto pervious surfaces where practicable.

d. Drives and walks shall drain onto pervious surfaces to the extent possible. This typically involves crowning the drive so that it will drain onto adjacent grassed areas.

e. Construction should be planned and executed in such a manner as to minimize the amount of area disturbed on any lot at any one time. To the extent possible, disturbed areas left inactive for more than twenty-one (21) days should be stabilized by grassing or mulching. Soil piles shall be placed as far away from impervious areas as possible and stabilized by covering or seeding if the same will be left in place for more than twenty-one (21) days.

f. If any lot being developed is adjacent to a lake or stream, additional measures shall be used to eliminate the possibility of sheet flow from disturbed areas into the lake or stream.

g. Drain inlets within or adjacent to disturbed areas of construction shall be protected with hay bales if doing so will not create a hazard to motorists. Silt fences and other erosion control devices should be inspected at least monthly and, after all severe rains, replaced or repaired if necessary. All off-site water shall be routed around areas to be disturbed or graded. Silt fences and/or hay bales are required on the downstream side of all disturbed or graded areas. All disturbed areas shall be stabilized by mulching, seeding, or sodding as soon as practicable.

h. Soil piles shall be located as far as practicable from storm water inlets. Such piles shall be stabilized or covered if to be left in place for more than twenty-one (21) days.

i. Each Owner and each Owner's builder shall employ such best management practices as set forth in the Best Management Practices for Controlling Erosion from Construction Activities. Such practices shall be employed as site conditions warrant.

j. The main construction access drive to each residential lot shall be graveled to reduce tracking.

k. Any lot which is adjacent to any natural drainage channel, stream, creek, or other waterway shall employ such active erosion control measures as installing silt fences, hay bales, grass swale drainage ways, and prompt revegetation of any filter areas as may be practicable.

The Aforementioned Standards Are Subject To Modifications By The ARC Without Notice.