

The Cottages on Fairmount Lane Design Guidelines

⚡ (Date prepared: September 23, 2010)

1. Intent

The intention of these Design Guidelines is:

A) to assure that The Cottages on Fairmount Lane community is developed and maintained in a consistent, high-quality manner that will maintain design continuity and high property values;

B) to provide guidance to homeowners, builders, architects and landscape designers as to the expectations for appropriate building design, landscape design and maintenance; and

C) to provide a structure and guidelines whereby the Architectural Control Committee (ACC) can effectively and consistently review and approve designs that meet the desired high level of quality for the community, allowing individual creativity while insuring continuity within the community.

2. Submittal and Review Process

Prior to the construction, installation, placement, addition, remodeling or change in appearance to any building, structure, fence, attachment, artwork, antenna, equipment, energy devise, feature, pavement, exterior lighting, exterior finish or landscaping (collectively and individually referred to as "improvement") on any Lot or in any Tract within the plat of The Cottages on Fairmount Lane Adjustment 2 (or any subsequent replating or adjustment of the plat), written approval must first be obtained from the Architectural Control Committee.

SUBMITTAL REQUIREMENTS:

In order to insure a timely and comprehensive review, the lot owner (or their representative) shall submit the following items to the ACC:

A) For all types of applications:

a) A letter explaining the extent of the proposed improvements or changes;

b) Payment of an application fee, if one is required by the ACC;

c) A Written Statement containing the address and legal description of the Lot upon which the improvements are proposed; the name, address and telephone number of the lot Owner; the name, address and telephone number of the owner's representative, contractor or person responsible for the construction, installation or other work as proposed.

B) For Buildings:

- a) A Site Plan at a scale of 1"=10' or 1/8"=1', showing all of the lot lines and easements; the building footprint and overhangs, eaves and projections; and all associated features and improvements such as decks, sidewalks, patios, etc.
- b) A building elevation of each affected façade of the building at a scale of 1/8"=1' or 1/4"=1'.
- c) A floor plan of each affected floor in the building at a scale of 1/8"=1' or 1/4"=1'.
- d) A roof plan at a scale of 1/8"=1' or 1/4"=1'. This is required only in the case of original construction or a proposed addition or alteration to the roof.
- e) A materials board (or manufacture's samples) displaying each of the proposed exterior materials.
- f) A color board (or manufacture's samples) showing the proposed color and finish of each of the proposed exterior finish colors.

C) For Structures:

- a) A Site Plan at a scale of 1"=10' or 1/8"=1', showing all of the lot lines and easements; the building footprint; the location and footprint of the proposed structure.
- b) If the structure is to be constructed on site, elevations of each side of the structure, at a scale of 1/8"=1', 1/4"=1', or 1/2"=1'. If the structure is manufactured off-site and will be installed on site, photographs may be submitted.
- c) A color and materials board (or manufacture's samples) showing all proposed finish materials, colors and finishes.

D) For Landscaping:

- a) A Landscape Plan at a scale of 1"=10' or 1/8"=1', showing all of the lot lines and easements; the building footprint, overhangs, eaves and projections; all associated features and improvements such as decks, sidewalks, patios, accessory structures, etc.; the location of and mature canopy coverage of all plants; the location of all grass areas and planting beds; identification of all materials covering the ground (sod, woody mulch, gravel, plant material, etc.); a plant list identifying the common name, botanic name, quantity and proposed installed or existing size of each plant; the type of material and finish color of all landscape materials (retaining walls, fences, edger, stones, etc); the adjacent landscaping and features existing within 10 feet of the exterior of the lot.

b. If a change to the existing grade is proposed, a Grading Plan at a scale of 1"=10' or 1/8"=1', showing the existing contours in dashed lines and the proposed contours in solid lines (at 1 foot contour intervals), and spot elevations as necessary.

E) Other: For all other improvements or changes (i.e., change in exterior color of the building, installation of equipment), contact the ACC for a list of requirements.

REVIEW PROCESS:

After all of the required materials have been received by the ACC, the ACC shall meet and review the application to determine if the proposed design and improvements comply with the requirements of these Design Guidelines and the Covenants. The ACC shall issue its finding in writing. The ACC shall retain all application materials that are necessary in order to verify that the resulting completed improvements are consistent with the application as submitted and the approval as granted.

The ACC may approve or conditionally approve an application in order to insure that the design complies with the Design Guidelines and/or Covenants.

The ACC may elect to approve an application that does not strictly comply with portions of the Design Guidelines and/or Covenants if:

- A) the application contains an alternative design that meets the overall intention of the requirements, and the result will not be inconsistent with or detract from the quality and value of the community, or
- B) strict compliance with the requirements would be impractical or would cause extreme hardship to the Lot owner, and the result will not be inconsistent with or detract from the quality and value of the community.

The ACC may deny any application that does not comply with the Design Guidelines and/or Covenants. If an application is denied, the ACC must identify in writing why the application was found to be unacceptable.

Following approval by the ACC, the improvements must be installed and continuously maintained in conformance with the design as approved.

3. Architectural Guidelines

The architectural style that is established in the Cottages on Fairmount Lane community is Cottage Craftsman with a blend of Tuscan influences. This style is evident in the existing residences which have stone and stucco exteriors complimented with eave brackets, sloped gables and round roof forms. The existing residences have established the intended architectural style.

A) Architectural style and building massing:

- a) The building design shall be composed of complimentary components such as earth tone colors, masonry materials, architectural detailing and massing to achieve integration to the existing residences.
- b) Building facades shall be articulated with architectural elements such as roof overhangs, offset wall planes, cantilevers and projecting window boxes.
- c) All residences shall have a covered front porch facing the street that compliments the proportion and architectural character of the residence.
- d) The front door shall be recessed back from the front facade a minimum of three feet.
- e) The architectural massing shall incorporate wall plane breaks, variations in roof planes, shadow lines and varied elements that provide character and interest.
- f) Long continuous rooflines are not permitted.
- g) Residences shall incorporate entry forms such as tower elements, sloped gables or rotunda forms to provide interest at the entry.
- h) Buildings shall contain at least three finish colors.
- i) The garage doors must be set back from the front façade of the house's living area or entry area by a minimum of three feet.

B) Facade Materials: The exterior facade shall be constructed of the following materials:

- a) Stone, either natural or synthetic. Stone should be angular, not rounded like river rock. A minimum of 30% of the front façade wall area (not including windows and garage doors) shall be stone.
- b) Stucco. Stucco shall be a real cementitious base coat application with a medium sand finish. Highly textured stucco is not allowed. A synthetic or elastomeric top coat may be used for finish color. Metal wrapped EPS detailing may be used.
- c) Architectural Metals. Metal may be used as accents on small roof areas, window bays or boxes, in recesses or as accent pieces. Metal must be finished with a natural color or patina that compliments the architecture.
- d) Siding. Siding is allowed only on side walls. Vinyl, metal or plastic siding is not allowed.
- e) Glazing. All glazing must be clear glass. Grids or divided glass must be used on the top half of windows, or over the entire window.
- f) Window frames and Trim. Wood, vinyl or aluminum clad windows are acceptable. Colors must be muted or earth tones that are compatible with the architecture and complimentary to the wall color.

- g) Garage doors. Doors must be of a "carriage style" including windows, and shall be made of wood, steel or composite. Color must be compatible with the wall color.
- h) Front entry door. The door shall express quality, workmanship and detailing, and shall relate to the style of the architecture.
- i) Building colors. Finish colors shall work together to create a unified whole, i.e., the roof, walls, trim, stone, etc. shall all be complimentary. Colors shall be predominately earth tones. Accent colors are encouraged but shall not dominate the exterior. A minimum of three finish colors shall be provided. Consultation with a professional color coordinator is recommended.

C) Roof:

- a) The acceptable primary roof materials shall be tile, concrete tile, or heavy multi-layered architectural composition shingles. 3 tab shingles are not permitted.

4. Landscape Guidelines

The goals of the Landscape Guidelines are to insure that landscaping is aesthetically attractive and functional; that landscaping is of a consistent theme, quality and density throughout the community; that outdoor spaces are attractive and enjoyable for all residents; and that property values are maintained. In order to achieve these goals, landscaping must comply with the following requirements:

- a) Drainage shall be accommodated on the lot in a manner that is consistent with the overall drainage plan for the community.
- b) Positive drainage (as recommended by the soils report for the lot) shall be maintained away from the building foundation.
- c) Drainage shall not be directed onto an adjacent lot unless allowed by a drainage easement.
- d) Adequate drainage shall be maintained so that surface water does not accumulate on the lot.
- e) No slope shall be allowed to be steeper than 3:1 (horizontal to vertical).
- f) Landscaping shall be completed within 60 days of the first occupancy of a house, or within 30 days of the completion of construction of an addition or remodel or other site disturbance. If such date falls after October 15 and before April 1, then temporary erosion control must be immediately installed and final landscaping must be completed prior to the next May 15.
- g) Landscaping shall be designed to blend into and compliment landscaping on adjacent lots and tracts, rather than exhibiting abrupt changes and contrasts at the property line.

- h) Landscaping shall be designed so that there is a variety of plant species, accents, contrasts, textures and colors in all four seasons.
- i) Landscaping shall not cause adverse effects to adjoining lots.
- j) Landscaping shall be thoughtfully designed and arranged in order to compliment the house, the site, environmental functions, outdoor enjoyment and the aesthetic appeal of the community.
- k) A maximum of 10% of the land area in the front yard (excluding the driveway) and 20% in the back yard may be covered with exposed gravel mulch that is not designed to be covered by the spread of plant material.
- l) A maximum of 33% of the land area (excluding the driveway) in the front yard and 50% in the back yard may be covered with non-living "hardscape" such as gravel, stones, patios, decks, sidewalks, hot tubs, gazebos, walkways, etc.
- m) The driveway cannot be wider than 2 feet more than the width of the garage doors. Motor vehicles cannot be parked anywhere on the lot other than within the garage and on the driveway. Recreational Vehicles, boats, trailers, ATV's and other recreational equipment cannot be parked outside of a garage.
- n) All plant materials must be irrigated with an automatic irrigation system, except for specific xeriscape areas that are designed to survive with only naturally occurring moisture.
- o) Fences are not allowed within the front yards. Fences are allowed in the remainder of the lot if they are a 42" high 3-rail wood style similar to the community installed fences. Wire mesh may be added to the fence to contain animals.
- p) A minimum of 2 trees and 43 shrubs shall be installed within each lot.

5. Maintenance

A) The Lot Owner is responsible to maintain their lot, the buildings, structures, paint and other finishes, materials, improvements and landscaping within their lot in a neat, clean, functional, consistent, attractive, healthy and orderly fashion that will enhance the quality and value of the community.

B) The Lot Owner is responsible for installing and maintaining at all times all improvements on the Lot in a manner that is consistent with the plans and designs as approved by the ACC.

C) The Lot Owner shall insure that trash, rubbish, waste, stored equipment, unsightly materials or objects, collections of objects, etc. do not accumulate on their lot.

D) Landscaping shall be irrigated, pruned and maintained in a manner that will preserve the health and aesthetic quality of the landscape. Plant material that is dead or dying shall be promptly removed and replaced with the same prescribed plant (or an alternative approved by the ACC) within one growing season.

6. Miscellaneous

A) Holiday decorations are allowed provided that they are in place for only a limited, reasonable and customary period of time; are maintained in good condition; do not cause a health or safety hazard; do not detract from the quality and value of the community; and do not detract from the enjoyment of the community by the other residents.