

# STONE LAKE

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# **Stone Lake**

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## **Architectural Review Committee**

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### *Architectural Design Guidelines*

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April 19, 2016

**ARCHITECTURAL REVIEW COMMITTEE**  
*Architectural Design Guidelines*

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**SECTION. I. INTRODUCTION**

**A. STONE LAKE GOALS AND OBJECTIVES:**

Stone Lake, LLC (herein after known as “Declarant”) is dedicated to the protection and preservation of the values and continuity of architecture within the community. It is the intent of the Declarant and Stone Lake Home Owner’s Association (herein after known as the “HOA”) to identify the described various landscape elements and basic principles needed to promote the preservation of these principles.

**B. ARCHITECTURAL REVIEW COMMITTEE STATEMENT:**

The Architectural Review Committee (the “ARC”), a committee, has established the following architectural design guidelines (the “Architectural Design Guidelines”). These architectural design guidelines are in addition to and not a substitute for all restrictions set forth in the Declaration of Covenants and Restrictions on file in the Office of the Chancery Clerk of Madison County (the “DCR”). Property Owners, builders, and/or contractors (collectively, the “Applicant”) agree to abide by these Architectural Design Guidelines as well as the rules under the DCR, and further acknowledge that the ARC reserves the right to amend these Architectural Design Guidelines at any future time as it deems necessary.

**C. INTENT OF THE ARCHITECTURAL DESIGN GUIDELINES:**

The intent of these Architectural Design Guidelines is not to impose hardship, but to set and maintain a level of respect, consistency and professionalism among all Applicants. These Architectural Design Guidelines are composed and established to provide Applicants with a set of parameters for the preparation of their drawings, specifications and plans. The authority for the ARC is established in the DCR for Stone Lake.

Great care has been taken in the planning, design and construction phases to insure aesthetic harmony within Stone Lake. To this end it is of utmost importance that this special character not be compromised by architectural designs and site plans improperly conceived, unresolved or poorly executed. Only those plans designed by professional Residential Designers or Architects whose qualifications are approved by the ARC will be accepted. The criteria used in determining the qualifications of a Designer or of an Architect will be within the sole province of the ARC.

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For this reason, the ARC shall review and approve all construction, designs and plans for:

- Consideration of primary site design requirements;
- Sensitivity to the existing landscape features of each site;
- The visual relationship or physical impact on surrounding home sites by the proposed home; and
- Excellence of architectural design.

Please refer to and follow Stephen A Mouzon's book Traditional Construction Patterns for design and details. The principles and concepts in this book will be the basis for the ARC's decisions.

By encouraging quality and attention to detail, adherence to the requirements and recommendations of the ARC and these Architectural Design Guidelines, aesthetic harmony, natural tranquility and overall property values at Stone Lake shall be enhanced and preserved. Please understand that there will be no compromise in the enforcement of the Architectural Design Guidelines. We appreciate the commitment in making Stone Lake a better community.

**D. DISCLOSURES**

These Architectural Design Guidelines may be amended or supplemented from time to time. Please have your copy of the guidelines dated and initialed when you pick them up. Advise Developer in writing that you are in the process of designing, landscaping, etc., and to advise you of any change in these guidelines in a timely manner.

Stone Lake intends to enforce these Architectural Design Guidelines for the protection of all Property Owners. Failure to abide by these rules may result in the loss of your privilege to enter the gate, forfeiture of deposit, stoppage of construction, liens being filed against the property and/or prosecution to the full extent of the law.

No statements contained herein shall be construed to invalidate, impair, or supersede any regulations, codes, or rules enacted by the state, city, county, or any other political subdivision encompassing Stone Lake.

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**SECTION. II. ARCHITECTURAL REVIEW COMMITTEE – GENERAL INFORMATION**

**A. ARCHITECTURAL REVIEW COMMITTEE (“ARC”):**

- 1) Definition: The ARC shall be appointed by the Declarant. The ARC shall have the authority and responsibility to approve or disapprove all residential construction within Stone Lake.
- 2) The ARC shall review the plans and specifications by the Applicant. The ARC is composed of a minimum of three (3) members. A professional architect(s) and a Landscape Architect(s) shall serve as members or consultants of the ARC. In addition, the ARC shall consist of the Architectural Control Coordinator (“ACC”). The ACC’s responsibilities include verifying whether or not the plans and specifications meet these Architectural Design Guidelines and the DCR. All decisions and actions of the ARC shall require an affirmative vote of a majority of its members. The ARC will use these Architectural Design Guidelines for the general purpose of reviewing proposed construction but will consider the merits of any particular project because of special conditions that are felt to provide benefits to the adjacent areas, the specific site, or to the community as a whole.
- 3) Stone Lake is designed to be a unique community. The DCR does not list specific design items necessary for plan approval. The authority to approve specific building plans rests solely with the ARC. The ARC does not seek to restrict individual creativity or preference, but rather to maintain a visually pleasing and appropriate appearance for each home site within the community.
- 4) Notwithstanding the fact that architectural design and "excellence" tests are and will be subjective things, and that there may be some difference of opinion in judging design and "excellence in design," any person or party acquiring and owning a lot in Stone Lake understands and agrees to the criteria herein set forth and agrees to be governed thereby.

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**B. ARCHITECTURAL CONTROL COORDINATOR (“ACC”):**

- 1) Definition: The ACC shall be appointed by the Declarant and shall serve as chairman of the ARC.
- 2) The ACC will be appointed as a member of the ACC and shall be someone who has had adequate experience and education as a buildinginspector, builder, engineer, architect, building designer, or as a foreman, superintendent or competent mechanic in charge of construction.
- 3) The ACC may designate a qualified assistant who shall, during his/her absenceor disability, exercise all the powers of the appointed ACC. The ARC will be promptly notified whenever his/her assistant performs an observation.
- 4) The ACC will provide a construction status report to the ARC (and/or the Board of Directors) on all new home construction on a quarterly basis per year, if needed.

**C. FUNCTION AND AUTHORITY:**

The ARC shall have the responsibility for maintaining the general harmony of all lot construction within Stone Lake. The ACC shall have the authority, but not the obligation, to do the following:

- 1) **Architectural Review:**
  - a) Conduct a Preliminary Review with the Applicant(s) and advise them of the Architectural Design Guidelines.
  - b) Approve preliminaryreview (containing frontelevation, floorplan, and site plan).
  - c) Collect all submittal requirements such as applications, plans, samples, specifications, fees, deposits, and a copy of the deed for the lot under review.
  - d) Call, prepare, and direct all scheduled meetings of the ARC.
  - e) Prepare and direct ARC meetings.
  - f) Obtain and compile all ARC members’ comments and/or changes into approval letters.
  - g) Sign off on plans along with one other member from the ARC, to formally approve plans for permits.
  - h) Conduct post-meetings with the Applicant(s) to review comments and/or changes made by the ARC within thirty (30) days of the reviewed date.
- 2) **Architectural Control:**
  - a) Pursuant to the DCR, enforcement should be carried out by the ARC.
  - b) Enforce all Architectural Design Guidelines promulgated by the ARC.
  - c) The ACC will provide a construction status report to the ARC (and/or the Board of Directors) on all new home construction quarterly for each year.
  - d) The ACC will approve that the Applicant has performed all requirements to Section III.D.
  - e) Request the Applicant(s) to halt construction if there is evidence that construction is not in accordance with the approved plans, the Architectural Design Guidelines and the DCR.
  - f) Conduct site meeting observation(s) for approval of elevations.
  - g) Conduct site meeting observation(s) for approval of hardscape.
  - h) Conduct site meeting for Final Approval and list to be given to Applicant(s)to be addressed.
  - i) Once list is addressed by Applicant(s), the ACC may then give Final Approval.
  - j) Approve damage deposit refunds (in all or part) to the Applicant(s).

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**D. DAMAGE DEPOSIT POLICY:**

- 1) In addition to the \$900 Initial Architectural Review Fee as described herein, the Applicant shall place a deposit with the ARC at the time of submittal for final design approval. This deposit, (hereinafter "Damage Deposit"), as established by the Committee is \$2,000. This Damage Deposit will be refunded upon completion of all work, improvements and landscaping, and upon acceptance by the ARC provided there is no damage by the Applicant(s) or his/her/its agents to public and private improvements, common areas, or other lots within the community and all trash and debris have been disposed of on a timely basis according to these Architectural Design Guidelines. In the event Declarant finds it must intervene in order to resolve any job site issue (i.e. non-compliance with any approved submittal, trash or mud removal, silt fence installation or maintenance, access drive conditions, or similar issues), the Damage Deposit shall be forfeited to the extent these funds are used to resolve the issue. Declarant is not obligated to intervene but can and will intervene if Declarant is of the opinion that intervention is necessary to protect the interest of other lot owners or Declarant. Payment of the Damage Deposit and fee shall be made with two separate checks in the amount of \$2,000 for Damage Deposit and \$900 for the ARC fee payable to the order of the ARC. In the event said Damage Deposit is reduced because of some action or failure to act or noncompliance by Applicant(s) as stated herein, then upon demand of the ARC, the Applicant(s) shall within fifteen (15) days, restore the balance to the amount set forth in this paragraph.
- 2) The Applicant acknowledges that the ARC has the right to deposit such Damage Deposit in an interest bearing account as designated. The Applicant hereby agrees that all such interest that accrues on the Damage Deposit shall be earned by the HOA and become the property thereof. Applicant hereby waives any rights in and to the interest so accrued.

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**SECTION. III. REQUIRED DOCUMENTATION FOR SUBMITTALS**

**A. NOTICE**

Guidelines for Stone Lake are revised from time to time. Please contact Danny Switzer at 601-932-2121 for the latest revision prior to making any related decisions. If you do not share these Architectural Design Guidelines with your Contractor, Designer, Engineer and Landscape Architect and insist upon their strict adherence to these Architectural Design Guidelines, your submittal will likely be unacceptable. Four sets of complete plans shall be submitted at least 30 days prior to the date you wish to start construction. (Refer to the Submittal Plan Check List “Appendix 2. Reference B” to verify the submitted materials meet ARC Submittal requirements).

All proper forms shall be submitted by the property owner or his agent to the ARC. Included with the application shall be such plans and documents and other information as specified in the following sections and as requested by the ARC. Written approval by the ARC shall be received before commencement of any clearing, grading or construction activity. The authority to approve building and landscape plans is vested solely in the ARC.

**B. USE AND APPROVAL OF DESIGN PROFESSIONALS**

All plans for new structures and additions to existing structures shall be prepared by licensed professionals or otherwise qualified architects, landscape architects, engineers or other qualified designers. It is highly recommended that a team of qualified professionals be used in the preparation of plans (Refer to “Appendix 2. Reference A.” Approved Landscape Architects and Designers herein). Majority of all plans that are turned down are because of unacceptable grading, site, architectural, and landscape plans. Only submittals from those approved by the ARC shall be accepted.

**(1) BUILDER REQUIREMENTS:**

a) Builders Approval

To Become an approved builder in Stone Lake, the builder/ contractor shall complete, submit, and have approved Forms A and B with appropriate attachments (Refer to Appendix 1 herein). The Builder Provisional Approval is based on the application with the intent of only the first project within Stone Lake. Strictly adhering to Architectural Control shall set grounds for future projects within Stone Lake. Failure to comply with the ARC, these Architectural Design Guidelines, and the DCR may result in further projects being disapproved or revoked.

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Failure to comply with these items will result in the use of the Damage Deposit for any repairs, cleanup, or fines incurred pursuant to (“Section II.D.” herein) without notice to the Applicant. Additionally, the ARC, on behalf of the HOA, may enforce any of these Architectural Design Guidelines to the extent necessary pursuant to the DCR, including a judgment against you and/or the property for the amount expended to remedy the situation and all costs incurred therewith.

b) Property Owner's Approval

To build a home on your intended lot, the Property Owner shall have an approved builder on file with the ARC. The Property Owner shall follow all steps in the Design Review Procedures (Refer to Section IV herein), Site Planning and Landscaping Design (Refer to Section V. herein), Architectural Design (Refer to Section VI herein), and the General Rules for All Property Owners Contractors and Service Personnel (Refer to Section VII. herein).

**C. SUBMITTAL REQUIREMENTS:**

(1). Preliminary Design Review

All Preliminary Design Review submittal requirements are as follows:

- a) Shall have a copy of the filed deed to the lot under review (proof of ownership to lot)
- b) Shall have completed Design Review Application form D and E (Refer to Appendix 1 herein)
- c) Final Grading Plan to be drawn at 1”=10'- 0" scale (estates may be drawn at 1”=20'-0")
  - Topographic plan by registered land surveyor with existing contours
  - Proposed contour plan showing cut and fill requirements
  - Proposed house structure location
  - Show and label all retaining wall location(s) and height(s)
  - Show and label all existing and proposed drainage features
  - Drainage pipe showing location, material, size and invert elevations
  - Show and label all swales and other surface drainage
  - Show and label driveway location and grade
  - Show and label location of temporary gravel access for construction vehicles
  - Show and label locations for all silt fence installation
- d) Preliminary Floor plan to be drawn at a 1/4”=1' - 0" scale
  - Overall dimensions
  - Square footage
  - Contact Information of Architect/Designer and Owner
- e) Preliminary Building Elevations to be drawn at a 1/4”=1' - 0" scale
  - Exterior Materials
  - Overall dimensions
  - Contact Information of Architect/Designer and Owner

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(2). Final Design Review

All Final Design Review submittal requirements are as follows:

- a) Shall have a builders approval on file with the ARC
- b) Shall have a copy of the filed deed to the lot under review (proof of ownership to lot)
- c) Shall have completed Design Review Application form D-H (Refer to Appendix 1 herein)
- d) Shall have checks for applicable fees and deposits  
(ARC Schedule of Fees; Refer to Appendix 1 Form I)
- e) Shall have all four (4) sets of Architectural, Grading, Site, and Landscape Plans which meet all Plan Requirements
- f) Shall have four (4) sets of plans accompanied by a properly labeled shipping tube

**D. PLAN REQUIREMENTS:**

(1). Final Grading Plan Requirements:

- a) A grading plan shall be included in the submittal showing:
  - This drawing shall be to a scale of 1"=10'. Larger lots may have a scale of 1"=20'.
  - North Arrow, Scale indicator
  - All proposed site features
  - Adjacent lot numbers
  - The proposed Finished Floor elevation and proposed spot elevations around building perimeter and at key locations on the site.
  - Existing contour lines shall be shown at a 1' contour interval.
  - Proposed contours shall be shown at a 1' contour interval.
  - The location of all proposed drain pipes, catch basins, swales and associated drainage provisions are to be shown.
  - Proposed wall and hardscape elevations are to be indicated.
- b) No runoff from the subject lot shall be allowed to flow onto adjacent lots. All runoff must be contained onsite until conveyed to the lake or to the street.
- c) On Lake Villa lots, all roof runoff shall be conveyed from roof gutters and directed into a subsurface drainage system and conveyed to development drainage infrastructure.
- d) Erosion Control Plan:
  - Sediment shall be contained on the subject lot and shall not be allowed to flow into the lake, streets, storm sewer or onto adjacent lots. An erosion control plan shall be required as part of the submittal noting silt fence locations and all related erosion control measures.
    - This drawing shall be to a scale of 1"- 10'.
    - North Arrow, Scale indicator
    - All proposed site features
    - Proposed Silt fence and hay bale locations
    - Adjacent lot numbers
    - Silt fence detail

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(2). Final Site Plan Requirements:

- a) Lot number
- b) Lot owner / contact information
- c) Adjacent lot numbers
- d) Temporary drive locations
- e) North Arrow, Scale indicator
  - This drawing shall be to a scale of 1"= 10'. Larger lots may have a scale of 1"=20'.
- f) House shall be oriented toward street on all lots other than Lake Villa lots. House front façade on "Lake Villa" lots will be oriented toward the lake.
- g) A site plan shall be submitted showing all property lines, right of way lines, easements, utilities, adjacent streets, the proposed residence location along with the locations of all hardscape features (structures, patios, walks, pools, drives, spas, walls, fences etc.) to be constructed on the site.
- h) Hardscape features shall be dimensioned.
- i) The location of the residence shall be shown and be dimensioned from the property corners.
- j) Building setback lines shall be clearly indicated.
- k) Any existing trees onsite 4" caliper (diameter breast high) or greater that are to remain or be removed shall be noted. Trees should be preserved where possible.
- l) Site materials shall be clearly indicated on this drawing.
- m) See development standard exhibits for standards regarding drive apron, sidewalk/drive materials and layout.
- n) No buildings or structures shall extend into building setback areas.
- o) No above ground swimming pool construction will be allowed.

(3). Final Architectural Floor Plan Requirements:

- a) Final Architectural Floor Plan to be drawn at 1/4" =1'- 0" scale Architect's/Designer name, present address and telephone number and Owners' name, present address and telephone number
- b) Plan shall note conditional square footage
- c) Overall dimensions of the structure should be clearly noted
- d) Shall meet minimum square footage neighborhood requirements per phase

(4). Final Architectural Elevations Plan Requirements:

- a) Final Architectural Elevations Plan to be drawn at 1/4" =1'- 0" scale
- b) Architect's/Designer name, present address and telephone number
- c) Owners' name, present address and telephone number
- d) Clearly note all exterior materials used –roof, veneer, columns, steps, rails, etc.
- e) Homes Specifications/Color Palette completed (Refer to Appendix 1.F herein)
- f) Finish floor elevation and garage finish floor elevation
- g) Vertical Dimensions (overall structure, ceiling heights 10'- 1st floor, 9' - 2nd floor)
- h) All appropriate exterior details and proportions to style of home
- i) Chimneys: no exterior wood, clad, or metal veneer (Chimney cap required)
- j) Three or more exterior veneers shall be discouraged
- k) Doors and windows to be wood/ wood clad approved by ARC
- l) Doors and windows to be minimum 8'- 0" tall in header height
- m) Doors and window lites to be true or simulated divided lites

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- n) Shutters: shall be hinged/ operable/ sized to openings
- o) Single Bay Garage Doors minimum 8'- 0" tall in height w/ hinge hardware
- p) Dormers: shall be traditional or classic proportions, tight fitting to windows
- q) Roof: slope less than 4:12 pitch shall be standing seam copper only
- r) Roof: sample, Main structure at front 7'V:12'H or steeper Stucco – real cement stucco only
- s) Encourage: thickened eave board in lieu of fascia board
- t) Exposed shaped rafter tails
- u) Bracketed soffits

#### **(5). Final Landscape Plan Requirements:**

- 1) This drawing shall be to a scale of 1"=10'.
- 2) North Arrow, Scale indicator
- 3) All proposed site features shall be illustrated.
- 4) The location and sizes of all trees to remain. All trees greater than 4" (diameter breast high) in caliper shall be noted.
- e) Landscape installation shall be accomplished at the time the home is constructed. The planting plan shall include:
  - The location and quantities of all proposed plantings onsite shall be clearly indicated on the planting plan.
  - Service or meter areas shall be screened from public view.
  - The sizes of all proposed plantings onsite shall be clearly noted.
  - Street tree planting shall be installed in the greenspace behind back of curb for the lot frontage along the street or the lake front in the case of Lake Villa lots according to the master street tree planting plan. See the Lot Type Designation and Street Tree Planting Exhibit for location and variety.
  - To achieve an appropriate effect, plant material shall be sized to provide an appearance of maturity.
    - Large shade tree and street tree varieties shall be installed at a minimum height of 12'- 14' and a minimum 2" in caliper at time of planting. Trees with an expected mature height greater than 35' shall be considered large trees.
    - Small or medium trees shall be minimum 10'-12' tall and a minimum 1.5" caliper at time of planting. Trees with an expected mature height less than 35' shall be considered small or medium trees.
    - Specimen plantings shall be a minimum of 6" tall at time of planting.
    - Shrubs shall be a minimum size of 3 gallons with a minimum height of 18" (planted height) at time of planting, although the ARC may determine and require that a larger shrub container size might be more appropriate in certain locations.
    - All plant material shall meet both minimum height and caliper requirements and also comply with American Nursery Stock Standards.
    - All groundcover and sod areas shall be delineated. Clumping groundcovers shall be a minimum of 1 gallon and vine groundcovers shall be a minimum of 4" pots at time of planting.

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- All lawn front lawn areas are to be solid sodded. Variety is to be noted on the planting plan. All front yard sod areas visible from the street shall be solid sodded with a fine texture hybrid Bermuda sod – Tifway 419 or approved equal. Consult with ARC for approved equals. Lawn areas not visible to public view can be seeded, sodded, sprigged or hydro seeded.
- A plant schedule shall be provided showing all proposed planting varieties, sizes and any specific remarks.
- All proposed planting shall be covered by an automated irrigation system. Water overspray and excess runoff shall be minimized.

A layered planting effect will be required to give the landscape a feeling of depth. A single row of plantings along the building face will not be acceptable.

During the architectural review submittal, the ARC reserves the right to require modifications to proposed landscaping as deemed necessary to be more appropriate to that particular situation.

(6). Foundation Plan Requirements:

Homebuilders often wait until the on-site construction has begun to "work out" the foundation. This custom is precarious in hilly and/or wooded terrain. The planning and design of the foundation and its relationship to the elevations and grading plans submitted is very important. A foundation plan shall be presented as part of the construction drawings. Our approval of your foundation plan has nothing to do with structural design or integrity; we are not qualified to discern such matters. We are particularly concerned with aesthetics, i.e. the appearance of the foundation as it is integrated with the rest of the home, and with slopes that are too steep or that endanger trees.

(7). Final Construction Specifications.

(8). Property Owner's Proposed Construction Schedule.

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**SECTION. IV. DESIGN REVIEW PROCESS AND ARCHITECTURAL CONTROL PROCEDURES**

**A. REVIEW OF DESIGN SUBMISSIONS:**

The ARC has established the following procedures for review of grading, site, architectural, and landscape designs. Homeowners, builders and architects shall participate fully in the architectural review process. In addition to the design review procedures, the Applicant for design review is encouraged to contact the ACC during the design review procedures for clarification of the Architectural Design Guidelines and design review comments and/or changes. Final design approval shall be effective for a period of six (6) months from the final approval date upon the approved set of plans; thereafter, commencement of construction shall require re-approval. The application for approval, fee and all other materials specified herein for ARC consideration shall be sent to:

Architectural Review Committee  
c/o Mr. Danny Switzer  
Stone Lake  
P.O. Box 12004  
Jackson, Mississippi 39236

It is the sole responsibility of the Property Owner to acquaint his or her architects, advisors and Contractors with the architectural review process and the Architectural Design Guidelines, compliance with the design review process and the Architectural Design Guidelines being the joint and several obligation of the Property Owner and his agents and contractual participants. Compliance with all local and state governmental regulations and obtaining all necessary permits and fees shall be the obligation of the Property Owner. A fee of \$900.00 payable to Stone Lake Architect Review Committee is required with the Application to offset the cost of architectural consultants for the ARC. The ARC shall not consider applications from parties who do not own a proposed lot in which is submitted for review.

It is important to understand that any deviation from this process may cause unnecessary delays and/or additional costs to the Property Owner, as well as revocation of building permits and/or withholding a certificate of occupancy. If, at the time of submitting the application and the presentation of various documents and materials to the ARC in support of owner's project, and such documents and materials are considered inadequate or in some respects do not meet a) requirement(s) or b) standard(s) set forth herein for the proposed improvements, the Proper Owner shall effect such changes, amendments or clarifications as necessary to meet and comply with the specifications and requirements of the Architectural Design Guidelines as interpreted or recommended by the ARC. For the second or for any subsequent hearing for the consideration of Property Owner's petition and presentation of supporting materials, the Property Owner shall pay to the ARC the amount of \$150.00, which amount shall be tendered at the time of filing for the rehearing of the ARC.

**B. DESIGN REVIEW PROCESS AND ARCHITECTURAL CONTROL PROCEDURES**

- 1) The Applicant shall inform the ACC prior to commencement of any construction activity of any type on any residential lot of the Applicant's intentions to build.

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- 2) The builder/contractor of the property shall have an approved builder application on file with the ACC.
- 3) The Applicant may submit plans for a preliminary design review with the ARC to help avoid unnecessary design revisions and delays in the construction process. This process helps avoid problems before too much time and money is invested in preparation of plans for final design review. The ARC strongly recommends the Applicant become familiar with the Stone Lake DCR and the Architectural Design Guidelines prior to obtaining an application.
- 4) The Applicant shall schedule a pre-site meeting with the ACC to discuss site issues after the final design review (common area and waterfront lots shall require special considerations).
- 5) The Applicant shall submit the Architectural Design Application “Appendix 1” herein, payment for the Damage Deposit and architectural review fee (see Schedule of ARC Fees), a copy of the filed deed to lot under review, and four (4) copies of each plan and the specifications. Plans should include all items enumerated on the Plan Requirements (see Section III.E. herein).
- 6) The ACC will send an approval/disapproval letter within thirty (30) days after review of submitted plans. If disapproved, the Applicant should consult with the ACC on the procedure to bring the plans within guidelines.
- 7) In order for the ARC to give approval for permitting, the Applicant shall perform the following:
  - a. If lot under review is a waterfront lot, or common area lot, the silt fence adjacent to any such property shall be installed with wire reinforcement buried a minimum of 4” and lined with staked haybales.
  - b. Provide a dumpster, or equivalent clean-up crews, no smaller than 10 cubic yards in size upon the lot under review for construction unless waived by the ACC.
  - c. Provide a temporary facility (Port-A-John) and temporary utilities per the City of Madison ordinances.
  - d. Provide finished pad, silt fence and a 30’ minimum temporary gravel drive per pre-site meeting.
  - e. The final plans shall be signed when the above items are completed per submitted plans to the ARC.
- 8) Construction may commence upon receipt of a letter of approval from the ARC, and a building permit from the City of Madison.
- 9) The Applicant and builder/contractor shall comply with all General Rules for All Property Owners Contractors and Service Personnel (see Section VII. herein).
- 10) The Applicant shall halt construction if there is evidence presented by the ACC that construction is not in accordance with the approved plans the Architectural Design Guidelines and/or the DCR.

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- 11) Once construction is back in accordance with the approved plans the Applicant(s)/ Builder may commence with the rest of construction.
- 12) The Applicant(s)/ Builder shall contact the ACC for a site meeting observation for approval of elevations during the framing of the structure after windows and doors have been installed and before contacting the City of Madison for an inspection for Brick-tie Approval.
- 13) The Applicant(s) and/or Builder shall commence construction after the approval of the elevations has been given by the ACC.
- 14) The Applicant(s)/ Builder shall contact the ACC for a site meeting observation for approval of hardscape during the forming of the driveway, sidewalk, etc.
- 15) The Applicant(s)/ Builder shall commence with the construction of the hardscape after the approval of the hardscape has been given by the ACC.
- 16) The Applicant(s)/ Builder shall contact the ACC for a site meeting observation for Final Approval of the project before contacting the City of Madison for an inspection for Certificate of Occupancy.
- 17) The ACC shall then give a list of items for the Applicant(s)/ Builder to address.
- 18) The Applicant(s)/ Builder shall then contact the ACC for confirmation that all items from approved plans, and construction have been addressed and resolve
- 19) A final approval of completed construction shall be given by the ACC, only then shall the Applicant(s)/ Builder then contact the City of Madison for the issuance of the Certificate of Occupancy.
- 20) The refund of Applicant(s)/ Builder Damage Deposit, minus any clean-up, repair, or fines, will be refunded to the original payee unless otherwise noted by a written verification. This Damage Deposit shall be refunded only after all work is completed and a final approval has been issued.

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## **SECTION. V. SITE PLANNING & LANDSCAPING DESIGN**

### **A. INTRODUCTION**

To insure that the overall beauty of the community is preserved and enhanced, the ARC has the authority to approve or disapprove landscape plans for individual residences. Stone Lake has been carefully planned, utilizing the natural features of the site whenever possible. Roadways and walks have been designed to respect and take advantage of existing natural features throughout the site. It is the intent of the ARC to maintain this level of sensitivity to the landscape as Stone Lake develops. A major determining factor of good landscape design should always be the architecture and location of the residence. The ARC will take into account various relationships of the house to the site, surrounding homes, views, and other factors when reviewing specific landscape plans.

### **B. PRESERVATION OF NATURAL FEATURES**

Throughout Stone Lake many fine, mature individual trees exist. Many are located in prominent view from our streets and roads giving them special significance. The community has taken a positive step toward the recognition and protection of such trees by requiring approval by the ARC to remove any tree on any building lot with a trunk diameter of four (4) inches at four (4) feet above natural grade. Furthermore, minimum natural green area setbacks may be required for lots. These setbacks are not the same as building setbacks. Those lots, #44-52, backing up to Highland Colony Parkway will have a 40ft landscape buffer setback. Any fencing, landscaping, and encroachments must be approved by the ARC.

Fundamental to the design criteria is the need for gardens and lawns to harmonize with the native terrain and natural beauty of the community. Property Owners are encouraged by the ARC to landscape their lots with plants that are indigenous (native) to the Madison area, and to leave untouched as possible the existing vegetation and natural amenities of the site.

The ARC will take into consideration elements of the individual landscape plan and plant materials selected in the approval process.

### **C. LOCATION OF HOUSE ON SITE**

The siting of a house is a critical and important design decision. The plan concept developed for each property owner should reflect functional needs, yet sensitive to the site's unique characteristics and inherent design opportunities. The larger lots and open vistas of our community will mean most dwellings will be seen from many different angles and views. It is therefore important that the three dimensional character of each home be carefully studied.

It is desirable for the homes of our community to exhibit the individuality of their owners. Nevertheless, it is important that they observe basic design principles inherent in good architecture and site planning. The following questions should be asked:

- \* Is the residence located on the site with a minimum disruption to the natural topography, drainage, and existing landscape features? Will the various building materials allow for a pleasing harmonious exterior appearance to the residence? Are the colors appropriate and used with restraint?

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- \* Is there a consistent scale used throughout the design for construction of the residence? Each element shall not be designed so as not to be out of proportion to any other.
- \* Are the specific features of the architectural style well developed and carefully detailed? Have these features been researched to resemble a certain degree of authenticity?

The ARC shall consider each site independently, but shall give extensive consideration to the impact of individual plan upon adjacent home sites and view corridors. Care shall be taken to locate each structure, whenever possible, so as not to infringe upon corridors, adjacent structures and home sites, and natural amenities of these areas.

**Observations and Recommendations:** Various soil materials and conditions exist throughout the property, and accordingly each Property Owner is encouraged to have the soil tested.

Considerations in this regard include:

- 1) Physical terrain of the site.
- 2) Views from the home site.
- 3) Views to the home site from adjacent lots.
- 4) Natural amenities:
  - existing landscape
  - existing water and drainage channels
- 5) Driveway access
- 6) Height of structures.

## D. **GRADING AND DRAINAGE**

### 1) **Grading Concept for Development**

The design and development concepts of the Community call for the maintenance of the environment in its original condition insofar as possible. No structure or improvements can alter the natural drainage of the site to the degree that it negatively impacts any surrounding area. For this reason it will be required that each Property Owner handle the runoff that naturally occurs on his or her site by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. Neither the Association nor the Developer is responsible for maintenance of drainage areas except in common area or Developer owned property, respectively.

The ARC is keenly aware that whenever possible, structures should be designed to the specific lot. It is important to remember that the beauty of our development is the land and its natural features, and that the architecture should complement and enhance rather than compete with or destroy this beauty.

In order to help insure compliance with this philosophy as part of a preliminary design submittal, a grading plan shall be required. A grading permit shall be obtained from the ARC before earth is moved or removed from a specific home site. No grading whatsoever is permitted or shall be done without first obtaining this permit.

All grading reviews shall be subject to the jurisdiction of the ARC and shall be considered individually for each lot. Recommendations or demands will be based upon

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individual lot locations, terrain, soil conditions, drainage, cuts and fills, and whatever other conditions the ARC feels impact upon the site grading design. Soil tests conducted by competent professionals are strongly recommended to all Property Owners.

Proposed site grading should work with existing topography. The proposed grading shall not shed water onto adjacent lots. See grading plan requirements for additional information. Erosion control measures should be provided to control sediment leaving the site during construction. Compliance will be strictly enforced.

Our hills provide beauty but require extra care in erosion control. Prior to alteration of any grade, or other "dirt work", every lot shall have installed a rock access drive and proper silt fencing installed to 4" below grade with hay bales on site to place at concentrated access points during inclement weather. The Contractor and Property Owner are jointly responsible for maintaining erosion control on the lot throughout the construction process and at all times thereafter. In the event Developer becomes aware of an erosion problem or that silt fencing has not been installed as described herein or is not being properly maintained, or hay bales are not placed to stop erosion at access points in a good faith effort, Developer may either (a) notify Contractor to correct the problem, or (b) if the situation or condition mandates same, Developer or the Association may correct the problem without notice or liability to Contractor or Property Owner. In the sole and unfettered discretion of Developer or the Association, it is agreed that the damage Deposit may be used to the extent necessary to effect a cleanup of streets, lakes or nearby lots and/or common areas, resulting from improper lot erosion controls and such may be performed by the Association or the Developer, with the expense of cleanup assessed to the Property Owner of the lot causing damage. Forfeiture of the Damage Deposit shall not limit Property Owners' liability for any cost or expense associated with securing compliance with these requirements. Non-compliance and/or lack of cooperation by Contractor or Property Owner with these erosion control guidelines may result in stoppage of construction and/or resort to any other remedy available to Developer at law or in equity.

**2) Finished Floor Elevations**

The elevation of the lowest habitable floor in any dwelling shall be such that it ensures proper drainage away from the dwelling and ensures passage of storm water runoff without detriment to the dwelling, but such elevation shall be approved by the ARC. The Builder of the dwelling on each Lot shall excavate, fill, grade and shape the dwelling foundation, landscaped areas, and lawn areas to drain and not impede, interfere or impound storm or irrigation water runoff from adjacent Lots.

**E. DESIGN CRITERIA**

**1) Sidewalks**

The homeowner shall be responsible for the construction of a pedestrian sidewalk along their lot frontage in accordance with the development standard sidewalk design.

To ensure that the highest quality and uniformity standards are followed throughout Stone Lake, strict guidelines have been set forth with regard to sidewalk and drive apron paving and by selecting approved subcontractors.

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Each dwelling shall have a 60 inches wide, 4 inch thick, and 3,000 psi concrete sidewalk along the entire frontage of each and every street on which the Lot abuts. This sidewalk shall be placed in accordance with the landscape plan approved by the ARC. The sidewalk shall be situated four (4') feet from the back of the street curb, unless otherwise specified by the ARC, in wooded areas, or to curve the sidewalk away from the curb so as to avoid a fire hydrant, street sign, tree or other impediment. The sidewalk where possible, shall be uniform and consistent with the grade, or to the same level, as the grade at the top of the curb along which the sidewalk is constructed.

Approval shall be received for all walkway layouts. The construction and subsequent existence of this sidewalk shall constitute the granting of permission to use said sidewalk to all persons who use it in a safe and reasonable manner.

The building contractor shall be responsible for the coordinating and hiring of an approved subcontractor to form, pour, and finish all sidewalks along the entire frontage of each and every street on which the lot abuts. **An authorized representative of the ARC shall approve all hardscape such as but not limited to sidewalk and driveway forms prior to any interruptions by curbs or by the "pour" of a permanent material.**

The concrete surface of the sidewalk along said street shall be scored for crack control at four (4') feet G.C. with expansion joints every sixteen (16') feet G.C. with a broom finish surface. Should the dwelling have a sidewalk leading from the driveway or street sidewalk to an entrance of the dwelling, this sidewalk shall be either concrete with similar scoring or an approved material such as brick or bluestone (Refer to typical sidewalk and drive apron detail attached, See Appendix "3" herein).

**Observations and Recommendations:** Sidewalks and driveway aprons are often minimized by a Developer, Homeowner, or Builder. The result is ragged edges near drives, poor grade integration, a lack of consistency in color and finish, and a lost opportunity to make a beautiful addition to the landscape.

#### **2) Lawn and Landscape**

Where possible the landscape design shall attempt to preserve the natural character of the site. Preservation of existing trees is encouraged.

The landscape should complement and highlight the architectural style of the residence.

Even though newly planted landscapes will need time to mature, plant material should give a sense of maturity at time of installation. See plant material size requirements under the planting plan submittal requirements. A layered planting effect should be the designer's goal. Single row foundation plantings will not be accepted. The planting design and material shall be appropriate to the scale of the house.

To encourage a uniform streetscape, the location, spacing and tree species, streetscape planting shall be in accordance with the Stone Lake tree planting exhibit.

All landscape/site development plans shall be prepared by a Licensed Landscape Architect or approved Landscape Designer. A list of approved landscape designers is available upon request.

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Though Property Owners are encouraged by the ARC to landscape their lots for individual beautification, any front yard area considered lawn area shall be sodded with the lawn species noted on the landscape plan to be submitted. Additionally, any area of lawn between the sidewalk and the street shall be considered as the Owner's front lawn, and may be landscaped or kept in its natural state as shall be mutually agreed upon by the Property Owner and the Committee.

#### **3) Driveways**

Each dwelling shall have as an appurtenance thereto a driveway of concrete or other approved material. Beyond this intersection, specialty paving such as: concrete with similar scoring or an approved material such as brick or concrete pavers may be used. The apron shall meet the standards as exhibited in Appendix "3" using the required apron pavers.

The building contractor shall be responsible for the coordinating and hiring of an approved subcontractor to form, pour, and finish all driveway aprons that fall on that particular site. An authorized representative of the ARC shall approve all forms prior to any interruption of the curb, and/or the "pour". (Refer to typical sidewalk and drive apron detail attached, See Appendix "3" herein).

#### **4) Walls, Fences and Decks**

Walls and fences should be considered as an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and the natural forms of the site.

The area between dwellings may be improved to provide a private courtyard for the exclusive use of the Property Owner. Such areas may be private and screened from view.

No fencing shall extend beyond the front building façade. Privacy fencing shall be a minimum of 6 feet in height (unless otherwise approved by the ARC) and be accordance with the development standard privacy fencing as in Appendix 3 Exhibit F.

All fencing along the lakefront shall be a 48 inch tall decorative metal fencing as in Appendix 3 Exhibit G. See Appendix 3 for lot exhibits and fence details for appropriate fence locations and styles.

All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. All walls, fences, and their location shall be approved by the ARC prior to their installation.

No piers are allowed on the lake. Lake side decks shall be approved by the ARC and, except in designated common areas and approved by the ARC may be prohibited at the ARC's sole discretion.

#### **4) Swimming Pools. Therapy Pools, Spas, Tennis Courts**

The location of swimming pools, therapy pools and spas (including hot tubs) or tennis courts should consider:

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**Indoor/outdoor relationship:** The shape, color and siting of swimming pools or tennis courts shall be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Tennis courts as well as pool and equipment enclosures shall be architecturally related to the house and other structures in their placement, mass and detail.

All swimming pool construction shall be “in ground” and of gunite construction. No pool (waterline) shall be located closer than 15 feet to a property line. No pool deck shall be closer than 6 feet to a property line. No pool or other construction shall occur within the 40 feet landscape setback buffer backing up to Highland Colony Parkway on lots #44-52.

**6) Mailboxes**

Each dwelling shall have a mailbox which is uniform throughout the community and which is approved by, or meets in every respect the requirements set forth by the ARC, which ARC may require its purchase from the Association or specified vendor. See attached Appendix "3" Exhibit E. The location of that mailbox shall be indicated on the site plan submittal.

**7) Garage Openings**

Each dwelling shall have a garage for not less than two traditionally sized automobiles manufactured in the United States. Garages shall have multiple wood or steel raised panel garage doors, each door being one car width (8'-10'), and minimum 8' in height, with a minimum of 4 sections, equipped with automatic garage door openers. Except for unusual circumstances, a Property Owner of a Lot shall keep his automobile parked in his garage. All garage doors shall be kept closed except during period of the actual use thereof. Except in rare opinions to the contrary by the ARC, only side and rear loading garages will be permitted. No garage may open to the rear on lots abutting a lake.

**8) Service Yard/Utility/Equipment**

Each dwelling shall have as an appurtenance a fenced or screened area to serve as a service yard for garbage receptacles, storage receptacles, electric and gas meters, firewood, air conditioning equipment and permitted antennae. These and other unsightly objects, fittings and materials shall be so placed or stored that they are concealed from view from any street, common area or community facility.

**9) Landscape Lighting**

Landscape lighting can be used to allow the enjoyment and enhancement of the landscape during the night time hours. Landscape lighting is encouraged, but should not create a hazard or nuisance. If landscape lighting is to be utilized, a plan showing all proposed fixture types and locations shall be included in the submittal.

**10) Satellite Dishes**

Satellite dishes shall be hidden from the public view, not installed in front or side yards, and installed so as to be as unobtrusive to neighbors as possible. Landscaping of posts is highly recommended. If there is no suitable back yard location, dishes are to be installed on the roof out of site from the front “viewscape” of the home. For approval of type, and location, please contact Danny Switzer to meet with you and your dish installer before selecting the dish location. (601-932-2121) If you are making an architectural submittal, your landscape plan shall include a note acknowledging your understanding and compliance of and with these rules. Where an option exists, choose the smallest dish available.

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**11) Utility meters and air conditioner units**

Utility meters and exterior air conditioner units shall be screened from public view by a fence or evergreen landscaping. If plant material is to be used to screen, mature plants shall be used and shall obtain complete screening within a 3 year period. The screening method shall be indicated on the site plan submittal or planting plan submittal.

**12) Miscellaneous**

It may also be necessary to provide additional information such as elevation views to illustrate the general appearance of certain proposed exterior features. Any such information should accompany the submittal. Vertical features such as walls, fireplaces, garden structures, or firepits may require additional information to be submitted.

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## **SECTION VI. ARCHITECTURAL DESIGN**

**Observation and Recommendation:** It is not the intent of these guidelines to dictate a specific architectural style but rather encourage a community of outstanding individual architectural designs.

### **A. INTRODUCTION**

Terms such as "sound design" and "good taste" are difficult to describe and even more difficult to judge. Beauty may be in the eye of the beholder but overall aesthetic harmony of the community shall take precedence over a single architectural statement, particularly if that statement is a radical departure from what the general public perceives as "good design". One ill-conceived or architecturally experimental home can greatly detract from the visual continuity of the overall community as well as affect surrounding property values. For these reasons the following elements are to be avoided:

- \* Harsh contrasts of colors and/or materials.
- \* Illogical or inappropriately scaled building elements.
- \* Poorly conceived and executed details.
- \* Experimental or extreme interpretations of the tenets of a particular architectural style.

### **The following elements are to be encouraged:**

- \* Appropriate and intelligent selection of details.
- \* Well-designed floor plans.
- \* Sensitive interpretation of styles within constraints of budget/site.
- \* Attention to scale, staying within the traditional or classical range proportions.
- \* Where deemed appropriate, Architects and Designers encouraged to consider:
  - thickened eave board in lieu of fascia board
  - angular and/or profiled fascia board
  - exposed, shaped rafter tails
  - bracketed soffits
  - the use of dull earth tone or weathered finish at eave/fascia/soffit to correspond to roofing rather than white paint.
  - overhang at gable ends should be less than at other areas of the roof; properly proportioned eave returns at gable ends preferred to "block" eave returns; overhangs at dormers should be proportionately less than overhang at themajor roof.

### **B. DESIGN CRITERIA**

#### **(1) Building Orientation**

All Buildings shall be located to front towards and relate to the street, both functionally and visually, to the greatest extent possible. The majority building orientation will be toward the main street and not toward parking areas, with the exception of homes with front auto courts.

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**(2) Corner and Multiple Frontage Buildings**

Buildings with two or more facades visibly exposed to a street or common area or located on a Special Focus lots as identified specifically, or determined by the ARC, will be designed to respond to these more prominent locations. Such buildings will have massing and/or other treatments on all exposed facades which will be treated with the same architectural quality and detail. The primary orientation of such buildings for the purpose of establishing front entries shall be towards the main or primary street or as determined by the ARC.

**(3) Exterior Millwork**

If used, window mullions shall be true or simulated divided lites which are appropriate to the architectural style of the house. Snap-in or removable mullions/ grids are strictly prohibited. It is expected that all divided windows and French Doors be true divided light, and constructed from wood. A 1 3/4" thick sash is encouraged. Windows shall be wood or wood clad as approved by the ARC. Aluminum or metal windows are prohibited. In general, the typical 6'-8" head height is prohibited, unless otherwise approved by the ARC. Window types, sizes, style, trim, and location shall be appropriately designed and selected to be compatible with the homes overall design, style, and character.

**(4) Single Bay Garage Design and Doors**

The location, massing, and scale of a garage will not compete with or overwhelm the primary body of the house. Garage forms, design, materials, and detailing should be similar in quality to the house. A garage which is visible from the street or public view will receive careful design attention and should complement the primary facade. The garage doors on many designs are the single largest visible element (other than the roof) and typical "false panel" steel doors are not acceptable or allowed when the door is visible from the street or public way.

Flush plank metal embossed doors are acceptable on all non-carriage house type garages. Garage doors shall be single bay in width and 8'-0" tall minimum with hinge hardware to appear operable. Garage doors will be recessed 30" within the wall plane or pergola or porch type roof can be extended above to minimize the impact.

**(5) Finish Floor and Ceiling Heights**

The finished floor of the main house shall be a minimum of 24" above grade along the main front façade, with 30" to 36" being preferred. Front facade porches shall have a minimum finished floor elevation of no less than 21" above grade at the front "build-to" line, with 24"-30" being preferred. Exceptions may be granted on a case per case basis by the ARC. First floor ceiling heights are required to be a minimum of 10'- 0" and second floor ceiling heights are required to be a minimum of 9'- 0" unless otherwise approved by the ARC.

**(6) Roof Materials**

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The following roofing materials shall only be allowed:

- (a) Slate (Real or Synthetic)
- (b) Wood shake
- (c) Copper / Dark Bronze Metal – 5 V Groove
- (d) Grand Manor Shingles – only Stone Gate Gray, Weather Wood, and Colonial Slate will be acceptable.
- (e) In the villa section – lots 24 - 36 – the only acceptable main roof materials will be Grand Manor Shingles – Weather Wood with Charcoal Ridge Caps. In circumstances where shingles cannot be used due to pitch of roof, only copper will be acceptable.

**(7) Roof Slopes**

The main roof structures on the front of a dwelling extending to the ridge shall be 7'V:12'H or steeper.

**(8) Eave Heights**

At least sixty-six percent (66%) of the ground story eave line shall be 11 feet or higher to the underside of the fascia board from grade level.

**(9) Cornice and Rakes**

The use of and appropriate selection, detailing and implementation of cornices and rakes is critical in obtaining approval for an appropriate house design. The construction documents shall contain details and selection which clearly illustrate the style, components, sizes, and location of any cornice and rake. Care should be taken to assure the details proposed are appropriate for the style, materials, and overall design of a home.

**(10) Exterior Walls and Openings**

To provide visual continuity throughout the development, it is recommended that the exterior wall surfaces be limited to brick, stone, wood siding and stucco. Vinyl, plastic, masonite (sometimes known as maisonette) or any synthetic siding material (synthetic stucco) shall be prohibited. No aluminum, or vinyl siding, E.I.F.S. or “soft coat stucco” shall be allowed. Materials may be combined on a single house, but a single material should cover the majority of the home. Any change in materials shall occur only at an appropriate inside corner.

All entry and window trim, soffits, fascias, cornices, and similar architectural trim elements shall be constructed of painted wood or alternate material approved by the ARC. No aluminum shall be allowed. At least sixty-six percent (66%) of all exterior openings as measured from finished floors to the top of sash or door cross rail must be plus 8 feet or higher.

**(11) Exterior Colors: Color Palette/ Home Specifications**

The palette of materials and colors for any building or improvements exterior walls and compounds such trim, railings, posts, etc. shall be submitted for approval to the ARC prior to construction (Refer to “Appendix 1. Form F.” herein). All exterior colors should be tasteful

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and well-coordinated. Certain lot types may be limited to a standardized color palette and materials.

#### **(12) Columns, Column Base, and Cap**

The use of and appropriate selection, detailing, and implementation of columns along with their relationship to the frieze board or beam is critical in obtaining approval for an appropriate house design. Whether square, round, milled, masonry, or built-up columns are appropriate to the design of the house, the details from the grade to the roof shall be properly designed. The construction documents shall contain details, and sections which certainly illustrate the style, components, size, and location of any column, and the relationship to the frieze board or beam. The outside face of any column shaft will align with the outside face of the frieze board or beam above. The column cap shall project beyond the face of the frieze board or beam, both at the inside and outside face of the column shaft and beam above. The column base is typically larger than the capital and will be, or “appear” as, solid stone, brick, or wood. With special attention to detail, a design can maintain the desired image while providing proper ventilation as required. Visible aluminum vent blocks are inappropriate and are strictly prohibited. The foundation or porch edge shall be extended beyond the edge of the frieze or beam above to allow proper column alignment. This shall be properly detailed on the construction documents. All columns should be of wood, masonry, or a composite material and properly flashed to allow for a long lasting waterproof condition.

#### **(13) Shutters**

If shutters are to be used they shall be appropriate to the architectural design and style of the home. Shutters shall be sized for their respective openings and shall be hung on hinges and held in place with hold backs or shutter dogs located along bottom rail. Shutter, style, size and color shall be submitted for approval. “False” decorative shutters which mount directly to the wall and shutters which do not match the height and the  $\frac{1}{2}$  the width of the window opening are not acceptable. False shutters are acceptable but, must be recessed and appear to be operable with proper hinges. Shutters for doubled or grouped windows are not acceptable unless they are actually sized to match the total width of the opening.

#### **(14) Gutters, Downspouts and Flashing**

Flashing, Gutters and Downspouts, if used, shall be copper or dark bronze metal unless another material is more appropriate and approved by the ARC. Half round shaped gutters with round downspouts shall be used where appropriate for the architectural design of a home. Downspouts should be located on the side or rear elevations of buildings. Downspouts will not be affixed to columns on front or front/side elevations. Whether or not any other material may be used for flashing, gutters and downspouts will depend in part on the extent of such use, its visibility, how well such material is integrated into the dwelling (structure) and its effect on neighboring dwellings (present or future).

#### **(15) Dormers**

Dormers may be constructed in any style or form providing that they fall within traditional or classical proportions. Dormers will generally be composed as a secondary architectural

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element or form used in a functional or nonfunctional fashion to compliment the primary form of the main structure. The mass and composition will be composed in an understandable and straight forward manner and should maintain the character and style of the design. Overly complex and contrived forms, offsets, projections and the resulting roof forms are unacceptable. Rafter bearing heights, overhang dimensions, cornice, and rake details should be carefully studied and crafted to comply with the appropriate style. Typically, dormer roofs shall be hipped, gabled, shed, or arched depending on the characteristics of the main house style. In general dormers will be vertically scaled and proportioned and should tightly frame an appropriately sized and styled window. Dormer overhangs and rakes should be tight to the main body of the dormer and should be consistent on all four sides.

**(16) Chimneys**

Chimneys may be developed in any style or proper proportion but shall be constructed of brick, stone, or hard coat stucco only. Siding on chimneys is strictly prohibited. Chimneys shall be appropriate to the architectural design of the building. In all events, the chimney should extend to the ground. Prefabricated spark arrestors shall be screened with a decorative chimney cap that has been approved by the ARC. The use of wood clad, Vinyl, plastic, masonite or (sometimes known as maisonette) or any synthetic siding material, synthetic stucco or metal chimneys is strictly prohibited.

**(17) Remodeling and Additions**

Remodeling and additions to existing homes are required to meet the same criteria as new construction, including Committee approvals.

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## **SECTION VII. GENERAL RULES FOR ALL PROPERTY OWNERS CONTRACTORS AND SERVICE PERSONNEL**

The following rules apply to all Stone Lake Property Owners, whether or not the lot is improved, Contractors and service personnel while on Stone Lake premises.

- A. In the event construction in the field differs from that which has been previously approved, the ARC will address solutions as quickly as possible by conferring with property owner and Contractor as a first step. A halt to construction and/or withholding a certificate of occupancy are steps available to Developer via the covenants and the law, and Developer and the Association will aggressively enforce these guidelines. In as much as the Builder is aware of and informed as to all terms and conditions of the Architectural Design Guidelines, any variance of construction from the approved plans will be presumed intentional by the Builder, and in addition to the remedies set forth above, that the Builder and principals thereof will be prohibited from subsequent construction projects in Stone Lake. Whether or not a variance is material will be within the sole and unfettered discretion of the ARC.
- B. One of the key elements in setting the tone for a residential development is control of ARC Review Committee to announce coming occupants, architects, and Builders for homes immediately starting or presently under construction, will be permitted. As the date hereof, the only signage and information boxes approved (other than Developer signage) is available from Outdoor Graphics, Inc. (601)-939-0586. Copy is restricted as shown on Appendix "3" herein, i.e. only one name (which could be the Seller, Builder or Agent), and one phone number. Signs not in conformance will be removed and discarded and the associated cost charged to the Property Owner.
- C. No material or equipment deliveries are allowed through the main entrances. All material and equipment deliveries are required to enter through the construction entrance on Lake Castle Road.
  - \* No trailer trucks transporting gravel or dirt to be used for any purpose are allowed nor will they be permitted to use any street or easement in Stone Lake.
  - \* No truck or other vehicle hauling or transporting building materials nor any vehicle providing laborers or other persons involved in engineering, planning or development, repair or restoration shall use the main entrance but shall enter and exit through the construction entrance on Lake Castle Road.
  - \* In the event there is any violation of this provision by any party providing or engaged in the above service such violation shall ipso facto prohibit any further use or traversing of any street or roadway in Stone Lake until Declarant in writing grants permission of use. This prohibition is applicable to any individual, or any other party violating this rule and to any company or entity as to which the party violator is an employee or agent.
- D. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials will be removed daily. ALL trash stockpiled for removal shall be located on street side of lot until removed. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not

## **ARCHITECTURAL REVIEW COMMITTEE**

### *Architectural Design Guidelines*

removed will be removed and the cost incurred therefore will be billed to the responsible party or deducted from the Damage Deposit.

- E. Contractors will use only the utilities provided to the immediate lot on which they are constructing improvements. Landscaping, construction, maintenance, repair and restoration shall use the construction entrance on Lake Castle Road.
  - \* Any damage to streets and curbs, common areas, utility or drainage systems, street lights, street markers, mailboxes, walls, etc. will be repaired by the Declarant with such costs to be the responsibility of the Property Owner and deducted from the Damage Deposit.
  - \* For the first violation without damages the owner and/or owner's agent will receive a warning unless the violation is flagrant. On the second occurrence of such violation, at the discretion of the Board of Directors, Owner shall forfeit the deposit made under Section II.D., hereinabove, or make restitution upon terms and conditions suitable and satisfactory to the said Committee.
- F. The established speed limit within the community is 25 miles per hour for construction vehicles, including light trucks and autos. Any violation may result in the termination of use of Stone Lake streets by the violator.
- G. There will be no washing of any truck on the streets, on adjoining lots or on common areas. The residue or "left-overs" of any concrete delivery truck shall be washed out or removed while the vehicle is on the construction site, a process which shall be approved by the Property Owner since the Property Owner is ultimately responsible, or in areas specifically designated by Developer for that purpose.
- H. Operators of vehicles are required to see that they do not spill or allow any spill of any polluting, contaminating or damaging materials while within the Community. If spillage of a load occurs, operators shall report any spill and shall be responsible for immediate clean up. Such cleanups done by Declarant or HOA personnel will be billed to and paid by the responsible party or at Declarant or HOAs' option deducted from the Damage Deposit.
- J. If any telephone, cable TV, electrical, water, etc. line is cut or damaged, it is the Property Owner's responsibility to report such an accident to proper service company personnel within 30 minutes.
- K. All personnel working in the community are to insure that they will keep all areas in which they work, or through which they travel, free of discarded materials such as lunch bags and refuse materials. Objects shall not be thrown out of cars and trucks. Stock piling of any materials on adjacent lots or common areas is not allowed.
- L. Loud radios or noise will not be allowed within the subdivisions. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction or following construction.

Observations and Recommendations: Remember that sound travels a long, long way.

- M. No shortcuts across lots are allowed.
- N. No vehicles (trucks, vans, cars, etc.) may be left in the subdivision overnight. All construction

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equipment and vehicles may be left on the site while needed, but shall not be kept or parked on the street.

- O. Only bona fide workers are allowed on property. Spouses may drive workers to site and pick them up, but shall not remain on the property unless they are actual employees of the subcontractor.
- P. No Contractors or Contractors' personnel will be permitted to hunt, fish or bring pets or boats, inside Stone Lake.
- Q. Contractor will provide a portable toilet to each job site.
- R. Prior to any construction, Contractor shall post a certificate of insurance with not less than \$1,000,000 liability, and workers compensation coverage.
- S. No temporary storage trailers or buildings are allowed except as may be a necessary adjunct to construction.
- T. The Property Owner is charged with giving the required notice of the terms and conditions hereof to his or her Contractor, laborer or service personnel, and shall be responsible for and insure their compliance with the conditions set forth herein.

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**SECTION VIII. PROCEDURES FOR VIOLATION OF COVENANTS AND ARCHITECTURAL DESIGN GUIDELINES**

1. A detailed description of the violation shall be maintained by the management company setting forth the name and address of the alleged violator, date of alleged violation and a detailed account of the alleged violation.
2. The management company will then forward a letter to the owner setting forth the alleged violation as a warning notice within 7 days in which the Homeowner will be allowed to respond or rectify the alleged violation.
3. If the alleged violation is not rectified or a response is not received from the Homeowner, a 1st Violation Letter (\$50.00 Fine) will be sent via certified mail along with a Request for Hearing form. The Homeowner will then have 30 days to respond or rectify the violation.
4. If the alleged violation is not rectified or a response is not received from the Homeowner, a 2<sup>nd</sup> Violation Letter (\$100.00 Fine) will be sent via certified mail along with a Request for Hearing form. The Homeowner will then have 30 days to respond or rectify the violation.
5. If the alleged violation is not rectified or a response is not received from the Homeowner, a 3<sup>rd</sup> Violation Letter (\$200.00 Fine) will be sent via certified mail along with a Request for Hearing form. The Homeowner will then have 30 days to respond or rectify the violation.
6. The alleged violator will have the right to due process and be able to pursue his/her appeal to the board only within the allowed time period. If the alleged violator does pursue his/her appeal, the board will hold a hearing at a regularly scheduled meeting. Once the board has heard the alleged violator's position, the board will then decide whether to enforce or to rescind the fine. (The hearing, discussion, and determination can be held in a closed meeting. Once the determination is made, the regular meeting will be reconvened, and the vote to accept or reject the appeal will be taken to the board.) If the alleged violator does not appeal, this step will be omitted.
7. If the board determines that the fine is to be levied, the management company is notified and the fine is assessed to the Homeowner's account.
8. If the fine is not paid it shall be collected in accordance with the regular collection procedures used for unpaid assessments including liens, foreclosures, or judicial action.

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**REQUEST FOR A HEARING**

I hereby request a hearing, to discuss with the board, the charges made against me as contained in the Notice of Violation dated \_\_\_\_\_, 20\_\_\_\_\_, alleging a violation of the DCR, By-Laws, Architectural Design Guidelines or Rules and Regulations of Stone Lake at Lake Castle Road.

---

**Property Owners' (print full name)**

---

**Date**

---

**Property Owners' (signature)**

---

**Date**

---

**Address**

---

**Phone**

Please return immediately by certified mail to Stone Lake at P.O. Box 12004, Jackson, MS 39236.

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**SECTION IX. LOT/HOMEOWNERASSESSMENTS**

The Owners Association assessments are established each year, invoiced, and payable in advance annually. If payment for an assessment becomes delinquent for more than thirty (30) days the Board of Directors may impose at its discretion a daily penalty for such time as the payment is delinquent.

The Architectural Design Guidelines herein are not intended to amend, alter or supersede the DCR, as recorded in the office of the Chancery Clerk of Madison County. In the event these Architectural Design Guidelines conflict with said DCR, the DCR shall control. No approval of plans and specification, or these Architectural Design Guidelines shall ever be construed as representing or implying that a structure is properly designed. Such approvals and standards shall in no event be construed as representing or guaranteeing that any structure will be built in a good workmanlike manner. It is the sole responsibility of the Lot Owner to make sure that construction meets the criteria of Stone Lake Covenants and Architectural Design Guidelines.

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**BUILDER APPLICATION  
FORM A**

**I. GENERAL INFORMATION:**

COMPANY NAME: \_\_\_\_\_  
CONTRACTOR NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_  
OFFICE PHONE NUMBER: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_

**LIST PRIMARY LENDER AND THREE CURRENT CREDIT REFERENCES:**

BUSINESS NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE # \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_

**II. LIST CUSTOMER REFERENCES:**

NAME	ADDRESS	PHONE#
1. _____		
2. _____		

**III. ADDRESS AND DATE OF COMPLETION OF THE LAST FIVE HOUSES YOUBUILT:**

ADDRESS	LOT #	DATE OF COMPLETION
1. _____		
2. _____		
3. _____		
4. _____		
5. _____		

**SHALL ATTACH ALL OF THE FOLLOWING TO BE CONSIDERED FOR SUBMITTAL:**

- IV. ATTACH A COPY OF YOUR MISSISSIPPI BUILDERS LICENSE.
- V. ATTACH A COPY OF YOUR LIABILITY INSURANCE (MINIMUM OF \$1,000,000.)
- VI. ATTACH A COPY OF YOUR WORKMANS COMPENSATION.

THE INFORMATION PROVIDED IS TRUE AND ACCURATE.

SIGN: \_\_\_\_\_

DATE: \_\_\_\_\_

**ARCHITECTURAL REVIEW COMMITTEE**  
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**BUILDER/ CONTRACTOR INSURANCEVERIFICATION  
FORM B**

The undersigned builder/ contractor herein verifies there is in place general liability and workers compensation coverage on all subcontractors, laborers, and all other individuals working on the following described property.

The builder/ contractor agrees to hold harmless and indemnify Stone Lake Owner's Association, Inc. and its ARC for all occurrences that take place on the work site.

LOT NUMBER: \_\_\_\_\_ PHASE: \_\_\_\_\_

Further, said builder/ contractor acknowledges and agrees that the Architectural Design Guidelines of Stone Lake Owner's Association and its ARC shall be followed. All approvals shall be obtained prior to any work commencing upon any said lot. The builder/ contactor acknowledge that new homes cannot be occupied until a final approval has been given and approved in writing by the ARC.

---

**Builder/ Contractor (print full name)**

---

**DATE**

---

**Builder/ Contractor (signature)**

---

**DATE**

**ARCHITECTURAL REVIEW COMMITTEE**  
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**APPENDIX 1**  
**DESIGN REVIEW APPLICATION**  
**FORM C**

**APPLICANT INFORMATION**

Date: \_\_\_\_\_ Lot Number: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Phase: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**BUILDER INFORMATION**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**ARCHITECT/DESIGNER INFORMATION**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**LANDSCAPE ARCHITECT/DESIGNER INFORMATION**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**TYPES OF REVIEW \*check review(s) that apply**

Initial Construction Review Fee       Re-submittal Review Fee  
 Post-Construction Review Fee       Addition Review Fee

**\*checks payable to: Stone Lake Architectural Review Committee**

**IMPROVEMENTS/START/FINISH DATES**

Estimated cost of improvements to lot: \_\_\_\_\_ Estimated Start to Finish Date: \_\_\_\_\_

**ARCHITECTURAL REVIEW COMMITTEE**  
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**DESIGN REVIEW AND CONTROL ACKNOWLEDGEMENT  
FORM D**

**PERMISSION TO ENTER PROPERTY**

Permission is hereby granted for members of the ARC to enter on the property to make reasonable observations of the construction site.

Agreed: \_\_\_\_\_

Date: \_\_\_\_\_

**ARC ARCHITECTURAL DESIGN GUIDELINES**

I have fully read, understand, and I agree to comply with the ARC Architectural Design Guidelines.

Agreed: \_\_\_\_\_

Date: \_\_\_\_\_

**ARC ARCHITECTURAL CONTROL PROCEDURES**

I have fully read, understand, and I agree to contact the ACC at specified times deemed necessary in order for approval of observations, In which are outlined in the Architectural Control Procedures herein.

Agreed: \_\_\_\_\_

Date: \_\_\_\_\_

**PLAN APPROVAL**

I fully understand that Plan Approval shall be valid for a period of six (6) months only from the final approval date upon the approved set of plans in which I will receive, and commencement of construction thereafter will require re-approval.

Agreed: \_\_\_\_\_

Date: \_\_\_\_\_

**DESIGN IS HEREBY APPROVED SUBJECT TO “REDLINE” REVISIONS ON PLANS:**

Danny Switzer, Architectural Control Coordinator

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

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**HOME SPECIFICATIONS**  
**COLOR PALETTE**  
**FORM E**

Heated & Cooled SquareFootage: \_\_\_\_\_

Exterior Finish:	Brick Selection	BrandName: _____	Refer. Number: _____	Approval: _____
	Mortar	Brand Name: _____	Refer. Number: _____	Approval: _____
	Stucco	Brand Name: _____	Refer. Number: _____	Approval: _____
	Stone Selection	BrandName: _____	Refer. Number: _____	Approval: _____
	Siding	Brand Name: _____	Refer. Number: _____	Approval: _____
Trim:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Shutters:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Windows:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Front Door:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Garage Door:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Columns:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Porch:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Chimney:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Roof:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Drive:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Walks:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Patio/Terrace:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Fence:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Courtyard/: Retaining/Walls	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Pool/ Spas:	Material	Brand Name: _____	Refer. Number: _____	Approval: _____
Outdoor Structures	Material	Brand Name: _____	Refer. Number: _____	Approval: _____

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**REQUEST FOR APPROVAL  
FORM F**

---

**Lot 911 Address**

**Phase and Lot Number**

---

**REQUEST FOR SILT FENCE, AND GRAVEL DRIVE APPROVAL**

The undersigned builder and or lot owner verifies there is in place a silt fence (installed to city of Madison code) and temporary gravel drive per the site meeting on the described property above.

---

**Builder/ Contractor (signature)**

**DATE**

---

---

**Stone Lake “ACC” (signature)**

**DATE**

---

**REQUEST FOR DRIVEWAY FORM APPROVAL**

The undersigned builder and or lot owner verifies there is in place form boards and reinforcement per the Approved Site plan on the described property above.

---

**Builder/ Contractor (signature)**

**DATE**

---

---

**Stone Lake “ACC” (signature)**

**DATE**

---

**REQUEST FOR GRADING APPROVAL**

The undersigned builder and or lot owner verifies the above described property is ready for a grading observation to ensure all drainage swales are correct for proper water drainage per the Approved Site plan, and has sufficient slope away from the structure and does not directly shed water to any adjacent lot, common property, or public area.

---

**Builder/ Contractor (signature)**

**DATE**

---

---

**Stone Lake “ACC” (signature)**

**DATE**

---

**ARCHITECTURAL REVIEW COMMITTEE**  
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**REQUEST FOR FINAL APPROVAL  
FORM G**

---

**Lot 911 Address**

**Phase and Lot Number**

---

**REQUEST FOR FINAL APPROVAL AND CERTIFICATE OF COMPLIANCE**

The undersigned builder and or lot owner verifies that the above listed project is 100% per the approved plans by the ARC. The undersigned also acknowledges that he or she has read and fully adheres to Section III(E) (Damage Deposit Policy) and its process in which to release any or all of the damage deposit.

---

**Builder/ Contractor (signature)**

---

**DATE**

---

**Stone Lake “ACC” (signature)**

---

**DATE**

**ARCHITECTURAL REVIEW COMMITTEE**  
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**ARC SCHEDULE OF FEES**  
**FORM H**

All review fees shall be accompanied by a copy of the filed deed to the lot under review for proof of ownership. Each applicable fee shall be submitted with plans. All damage deposits and ARC fees shall be written out into two completely separate checks for depositing purposes.

**1. Initial Construction Fees**

- (a) New Home Construction Fee \$900 (initial fee may include all post fees below) Make check payable to Stone Lake Architectural Review Committee
- (b) Damage Deposit \$2000.00  
Make check payable to Stone Lake Architectural Review Committee
- (c) Re-submittal \$150 (For Architectural, Site & Grade, and Landscape alterations) Make check payable to Stone Lake Architectural Review Committee

**2. Post-Construction Fees**

\*If not included w/ New Home Construction submittal the following fees shall apply:

- (a) Residential Addition \$325 Fee (heated & cooled, non-heated & cooled areas) Make check payable to Stone Lake Architectural Review Committee
- (b) Damage Deposit \$1000.00 (Residential Additions)  
Make check payable to Stone Lake Architectural Review Committee
- (c) Minor Review Fee \$150 (Fences, Courtyard Walls, Pools, Spas, etc.) Make check payable to Stone Lake Architectural Review Committee

**ARCHITECTURAL REVIEW COMMITTEE**  
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**APPENDIX 2**  
**STONE LAKE APPROVED LANDSCAPE ARCHITECTS & DESIGNERS**  
**REFERENCE A.**

Barry Landscape, Inc.	Jackson, MS 39232
<u>Temple Barry</u> 601-932-6606	<a href="http://www.barrylandscape.net">www.barrylandscape.net</a>
Garden Works	Ridgeland, MS 39157
<u>Carter Brown</u> 601-856-2799	<a href="http://www.gardenworksms.com">www.gardenworksms.com</a>
Garry Graves Landscape, Inc.	Flowood, MS 39232
<u>Garry Graves</u> 601-939-5442	
Griffin & Egger Landscape Architects	Jackson, MS 39211
<u>Rick Griffin</u> 601-977-0073	
Powell Place Landscape Services, Inc.	Jackson, MS 39232
<u>Terry Powell</u> 601-720-5000	<a href="http://www.powellplaceinc.com">www.powellplaceinc.com</a>
Madison Planting & Design Group	Canton, MS 39046
<u>Kirk Cameron</u> 601-898-0775	<a href="http://www.mpdg.net">www.mpdg.net</a>
Marler Design Group	Jackson, MS 39232
<u>Mike Marler</u> 601-906-7660	
McCrory & Associates, LLC.	Madison, MS 39110
<u>Andy McCrory</u> 601-906-3477	<a href="http://www.mccrorydesigns.com">www.mccrorydesigns.com</a>
Michael Gibson Landscape Architect, Inc.	Madison, MS 39130
<u>Michael Gibson</u> 601-853-3323	<a href="http://www.mglainc.com">www.mglainc.com</a>
Trent Rhodes Landscape Architect, PA	Ridgeland, MS 39158
<u>Trent Rhodes</u> 601-624-5848	
TWB Planning Group	Ridgeland, MS 39157
<u>Mike Rosenthal</u> 601-906-8306	

**STONE LAKE APPROVED ARCHITECTS &DESIGNERS**

Robert H. Moore Architect	Ridgeland, MS 39157
<u>Robert Moore</u> 601-853-3535	<a href="http://www.roberthmoorearchitect.com">www.roberthmoorearchitect.com</a>
David Wilson Architect	Madison, MS 39110
<u>David Wilson</u> 601-856-1096	<a href="http://www.davidwilsonarchitect.com">www.davidwilsonarchitect.com</a>
Design Studio, Inc.	Ridgeland, MS 39157
<u>Uriel Pineda</u> 601-898-9710	<a href="http://www.designstudioplans.com">www.designstudioplans.com</a>
Greg Roberts Architect	Baton Rouge, LA 70810
<u>Greg Roberts</u> 225-766-8664	
Northtowne Planners	Ridgeland, MS 39157
<u>Woody McCullough</u> 601-707-7185	
Thompson Residential Designs, Inc.	Madison, MS 39110
<u>Lisa Thompson</u> 601-856-1004	
Scott Morgan Architect	Ridgeland, MS 39157
<u>Scott Morgan</u> 601-898-3280	<a href="http://www.scottmorganarchitect.com">www.scottmorganarchitect.com</a>
Ballou Design Group , LLC	Meridian, MS 39301
<u>Will Ballou</u> 601-527-3971	<a href="http://www.balloudesigngroup.com">www.balloudesigngroup.com</a>

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**APPENDIX 2**  
**SUBMITTAL PLAN CHECKLIST**  
**REFERENCE B.**

**Final Grading Plan Requirements:**

- Final Grading Plan to be drawn at 1"=10'- 0"  
scale (Estates may be drawn at 1"=20'- 0")
- Topographic plan by registered land surveyor with existing contours
- Proposed contour plan showing cut and fill requirements
- Proposed house structure location
- Show and label all retaining wall location(s) and height(s)
- Show and label all existing and proposed drainage features
- Drainage pipe showing location, material, size and invert elevations
- Show and label all swales and other surface drainage
- Show and label driveway location and grade
- Show and label location of temporary gravel access for construction vehicles
- Show and label locations for all silt fence installation

**Final Site Plan Requirements:**

- Final Site Plan to be drawn at 1"=10'- 0"  
scale (Estates may be drawn at 1"=20'- 0")
- Architects/Designer name, present address and telephone number
- Owners' name, present address and telephone number
- All Property boundaries and building setbacks
- All utility and drainage easements
- Finish floor elevation and garage finish floor elevation
- Critical Dimensions to layout house on lot
- Lot Number, North Arrow
- All adjacent streets to be noted, Temporary gravel drive location
- Existing trees (trees over 4" in caliper measured 4' above natural grade)
- Existing and proposed drainage features
- Swales and arrows denoting all existing and proposed surface water flow
- Proposed locations of silt fence (shall be located within lot lines)
- Driveways and sidewalks location, material, finish, and dimensions
- Proper driveway apron and sidewalk detail (Refer to Appendix herein)
- All hardscape location, material, finish, and dimensions
- All proposed free standing or accessory structures, features, and improvements,
- All retaining/ courtyard walls, fences, decks, piers,
- All pools, spas, courts (location, material, type, finish, and dimensions)
- Impact of surroundings -All adjacent lots, lakes, common areas to be noted

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**APPENDIX 2**  
**SUBMITTAL PLAN CHECKLIST**  
**REFERENCE B.**

**Final Architectural Floor Plan Requirements:**

- Final Architectural Floor Plan to be drawn at 1/4" =1'- 0" scale
- Architects/Designer name, present address and telephone number
- Owners' name, present address and telephone number
- Plan shall note conditional square footage
- Overall dimensions of the structure should be clearly noted
- Shall meet minimum square footage neighborhood requirements per phase

**Final Architectural Elevations Plan Requirements:**

- Final Architectural Elevations Plan to be drawn at 1/4" =1'- 0" scale
- Architects/Designer name, present address and telephone number
- Owners' name, present address and telephone number
- Clearly note all exterior materials used –roof, veneer, columns, steps, rails, etc.
- Homes Specifications/Color Palette completed (Refer to Appendix 1.Fherein)
- Finish floor elevation and garage finish floor elevation
- Vertical Dimensions (overall structure, ceiling heights 10'- 1<sup>st</sup> floor, 9' - 2<sup>nd</sup> floor)
- All appropriate exterior details and proportions to style of home
- Chimneys: no exterior wood, clad, or metal veneer (Chimney cap required)
- Three or more exterior veneers shall be discouraged
- Doors and windows to be wood/ wood clad approved by ARC
- Doors and windows to be minimum 8'- 0" tall in headerheight
- Doors and window lites to be true or simulated divided lites
- Shutters: shall be hinged/ operable/ sized to openings
- Single Bay Garage Doors minimum 8'- 0" tall in height w/ hingehardware
- Dormers: shall be traditional or classic proportions, tight fitting to windows
- Roof: slope less than 4:12 pitch shall be standing seam copper only
- Roof: sample, Main structure at front 7'V:12'H or steeper
- Stucco – real cement stucco only
- Encourage: thickened eave board in lieu of fascia board
- Exposed shaped rafter tails
- Bracketed soffits
- Contrasting earth tones vs. white eave/fascia/soffit
- overhang at gables ends less than other areas of roof
- properly proportioned eave returns at gable ends vs. block
- Eave return overhangs at dormers proportionately less than at major roof

**ARCHITECTURAL REVIEW COMMITTEE**  
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**APPENDIX 2  
SUBMITTAL PLAN CHECKLIST  
REFERENCE B.**

**Final Landscape Plan Requirements:**

- Final Landscape Plan to be drawn at 1"=10'- 0"  
scale (Estates may be drawn at 1"=20'- 0")
- Landscape Architect's/Designer name, present address and telephone number
- Owners' name, present address and telephone number
- All Property boundaries
- Lot Number
- North Arrow
- All adjacent streets to be noted
- All Existing trees (trees over 4" in caliper measured 4' above natural grade)
- All Proposed trees (noting species, size, and caliper)
- All Proposed shrubs & groundcover plantings (species, size, quantity and spacing)
- All proposed lawn areas, noting location, limits, method of application (sod, seeding, hydro-mulching, etc.) and lawn species. All front lawn areas shall be sodded only.
- All proposed structure elevations (if not provided in Architectural Plans)
- Driveways and sidewalks location, material, finishes
- Proper driveway apron and sidewalk detail (Refer to Appendix herein)
- All hardscape location, material, finish, and dimensions
- All proposed free standing or accessory structures, features, and improvements,
- All retaining/ courtyard walls, fences, decks, piers,
- All pools, spas, courts (location, material, type, finish, and dimensions)
- Landscape lighting – low voltage, direct task, close to grade
- Impact of surroundings - All adjacent lots, lakes, common areas to be noted

**Foundation Plan for aesthetic purpose (integrated with rest of lot and slopes not too steep to maintain)**

**Four (4) sets of all plans stated above accompanied with a properly labeled shipping tube**

**Final Construction Specifications.**

**Property Owner's Proposed Construction Schedule.**

**Copy of filed deed to lot under review (Proof of Ownership)**

**Appropriate ARC Fees and deposits on two separate checks**

**A complete application (Appendix 1 herein Forms A-1)**

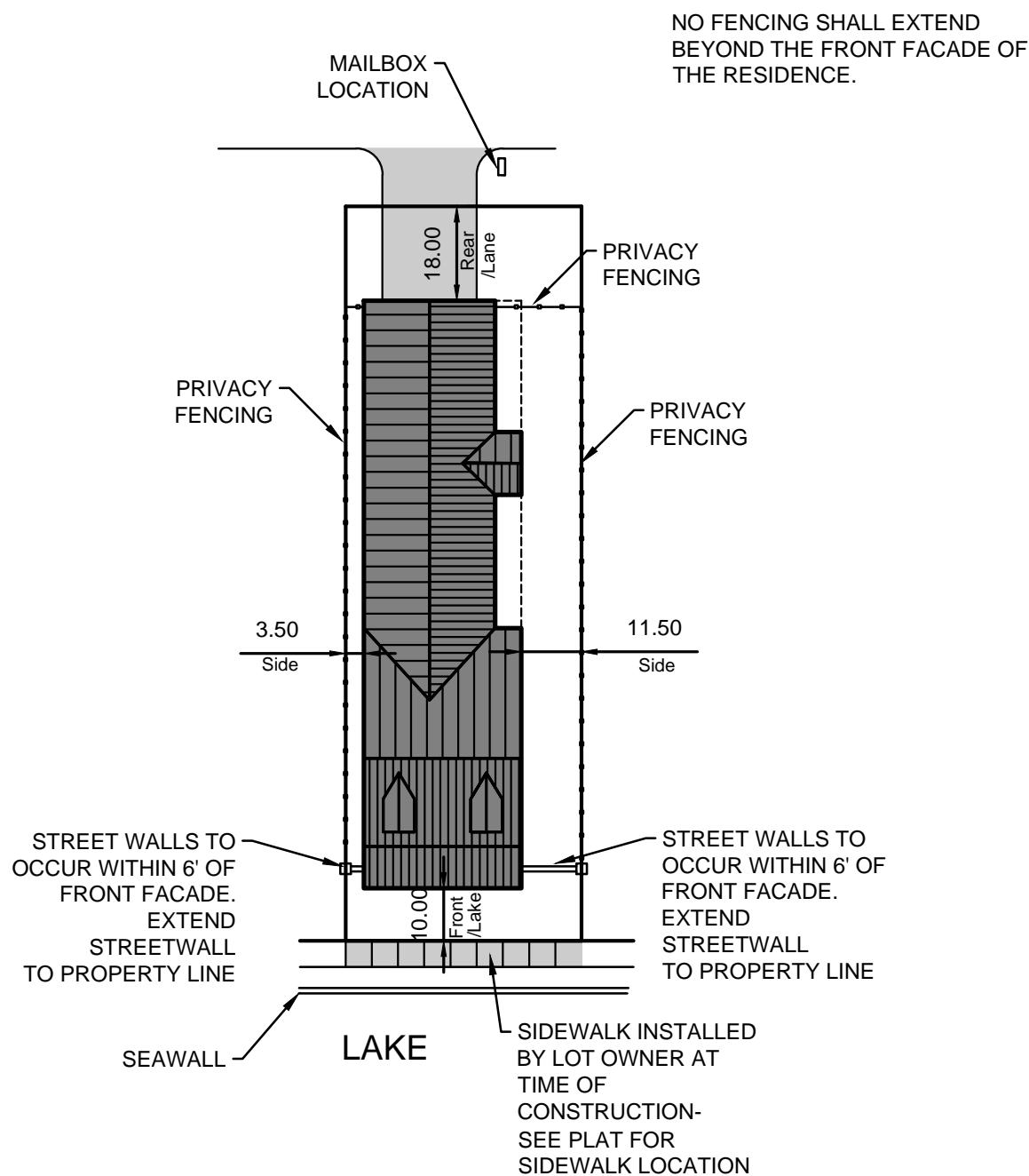
**ARCHITECTURAL REVIEW COMMITTEE**  
*Architectural Design Guidelines*

**APPENDIX 2  
BUILDING REQUIREMENTS  
REFERENCE C.**

1. Minimum dwelling sizes (continued) Exclusive of porches and garages, the heated and/or cooled living area for each dwelling, main house or residential structure constructed on a lot shall contain a minimum dwelling size as follows, to wit:

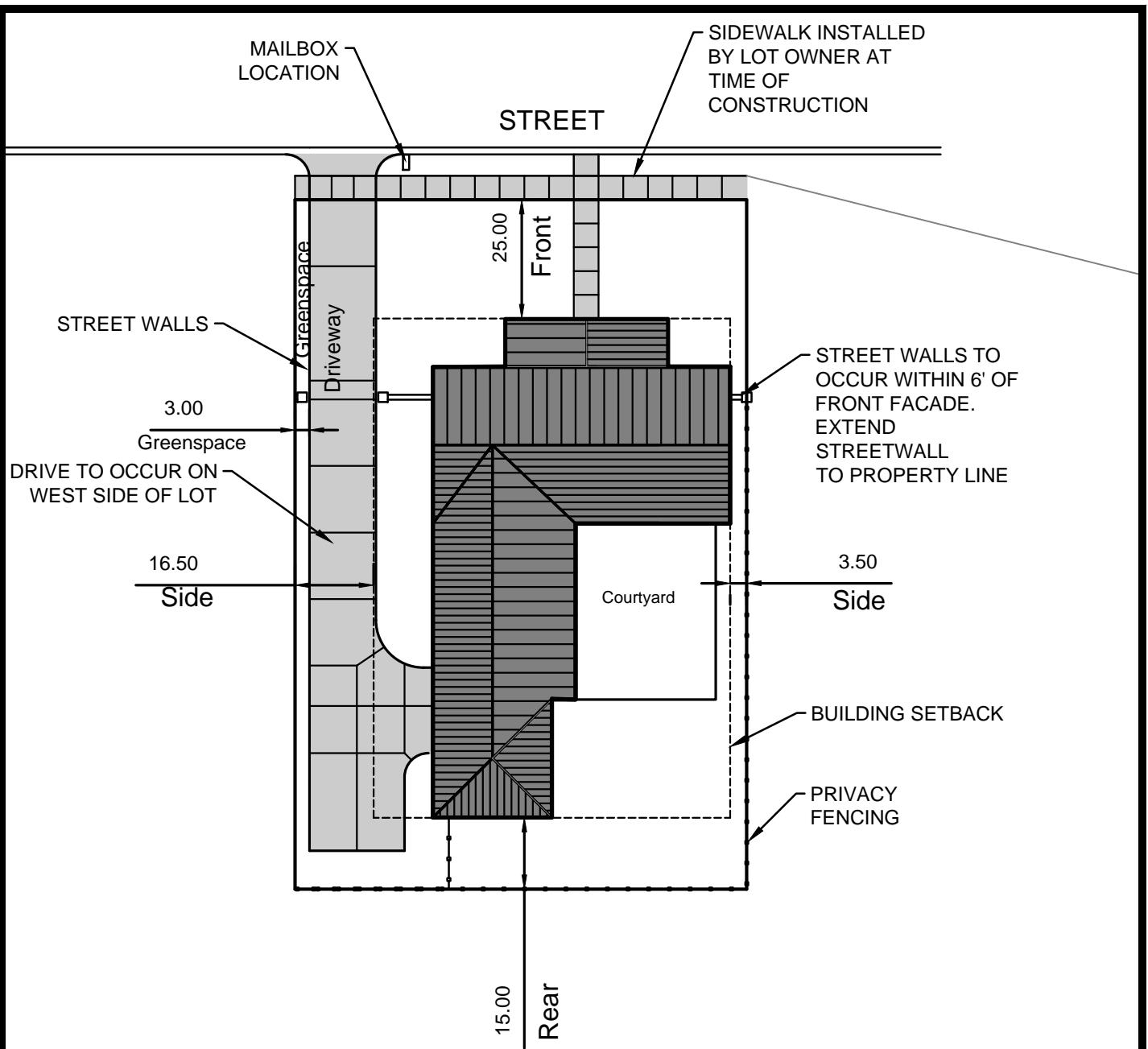
- A. Stone Lake – minimum dwelling shall be 3,000 square feet

## **APPENDIX 3**



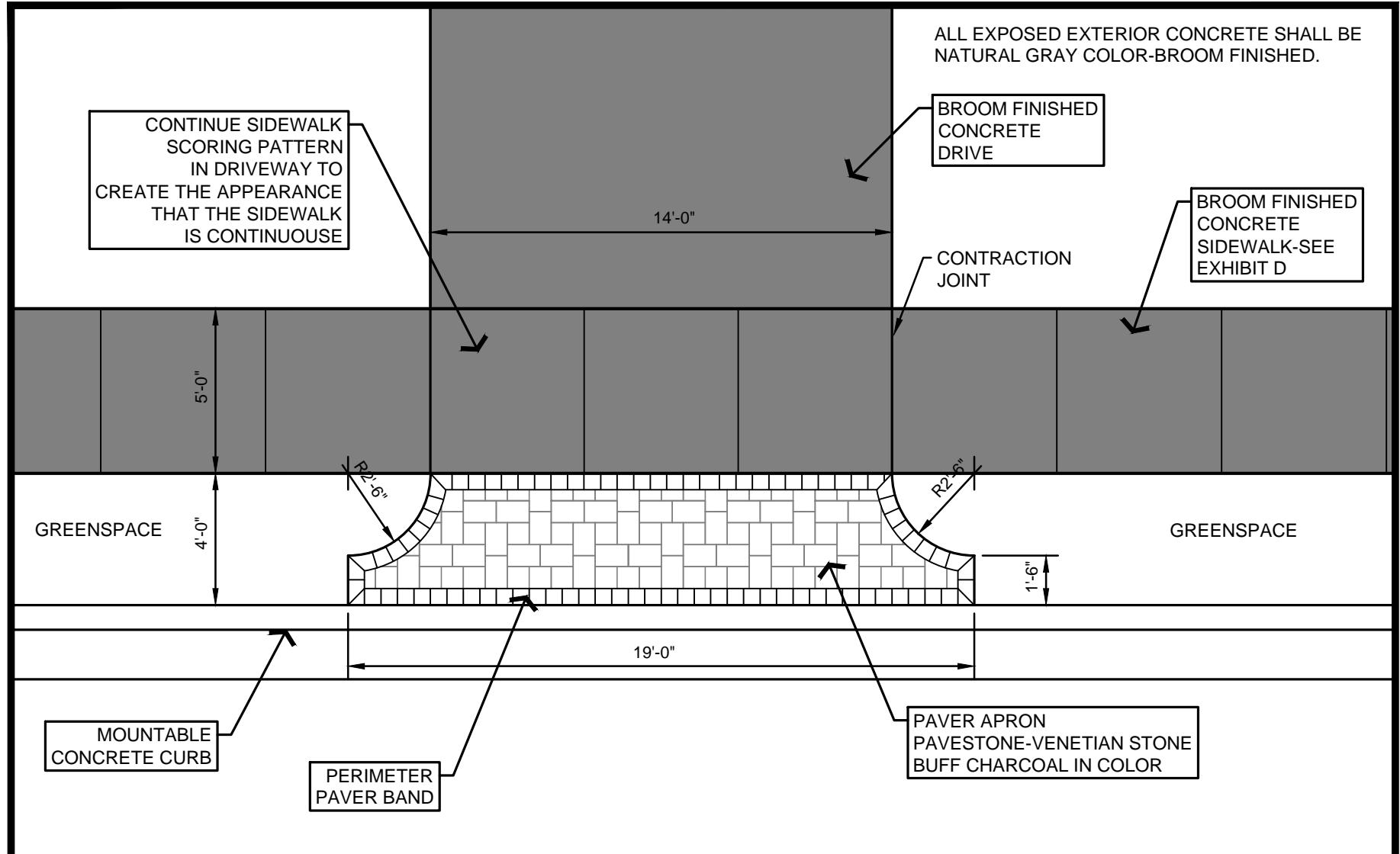
APPENDIX 3  
EXHIBIT A  
LOT EXHIBIT-LAKE VILLA LOT  
**STONE LAKE**  
MADISON, MISSISSIPPI  
LOTS 24-36

SEE FINAL SUBDIVISION PLAT FOR EXACT BUILDING SETBACKS.



APPENDIX 3  
EXHIBIT B  
LOT EXHIBIT-LAKEVIEW LOT  
**STONE LAKE**  
MADISON, MISSISSIPPI  
LOTS 1-10

SEE FINAL SUBDIVISION PLAT FOR EXACT BUILDING SETBACKS.

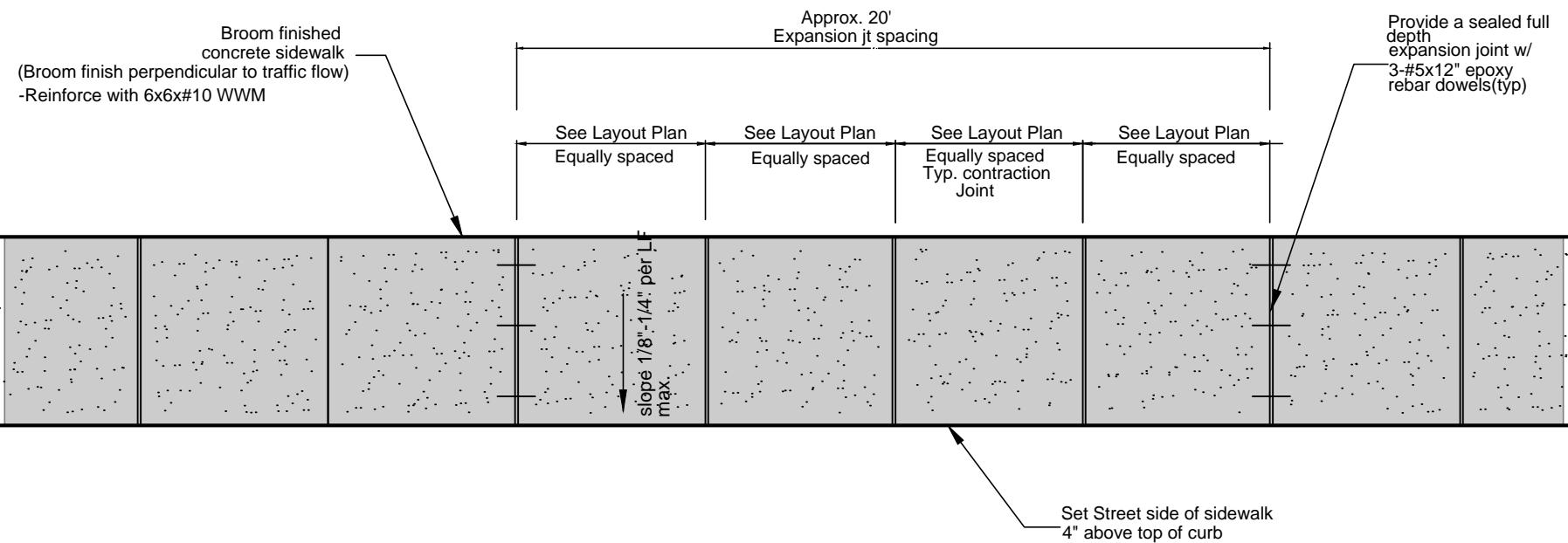


APPENDIX 3  
EXHIBIT C  
TYPICAL DRIVE APRON EXHIBIT  
**STONE LAKE**  
MADISON, MISSISSIPPI

ALL EXPOSED EXTERIOR CONCRETE SHALL BE NATURAL GRAY COLOR-BROOM FINISHED.

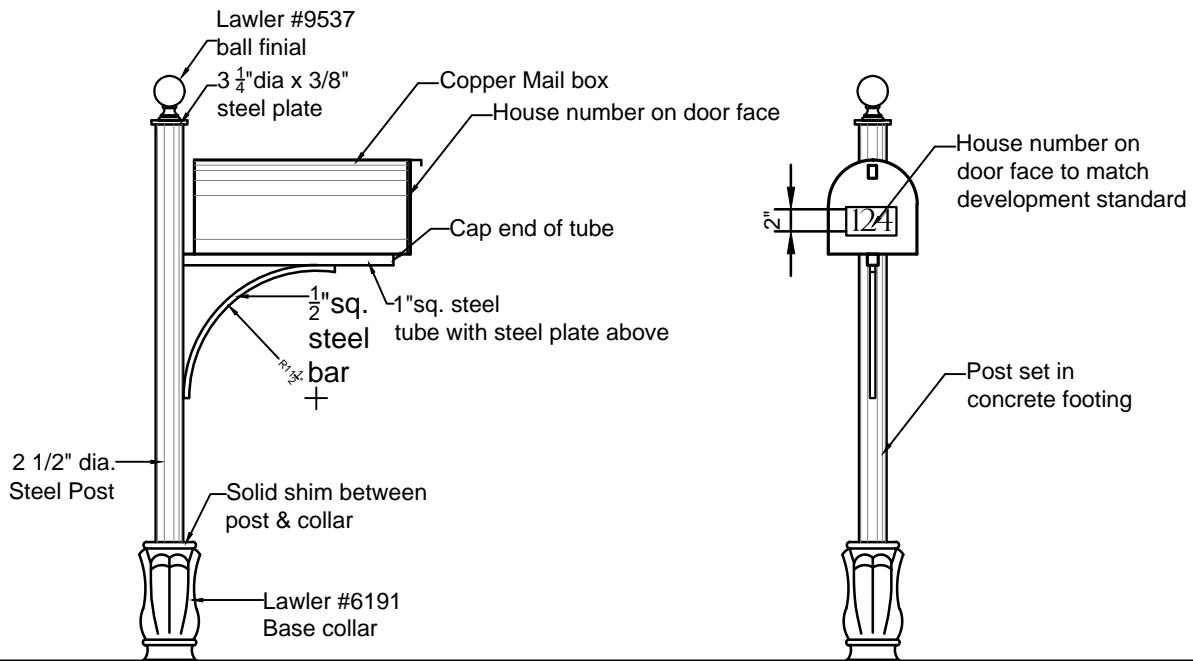
\*Running slopes shall not exceed 4.8%, and cross slopes shall not exceed 1.9%.

Panel length should be approximately equal to sidewalk width.



APPENDIX 3  
EXHIBIT D  
TYPICAL SIDEWALK EXHIBIT  
**STONE LAKE**  
MADISON, MISSISSIPPI

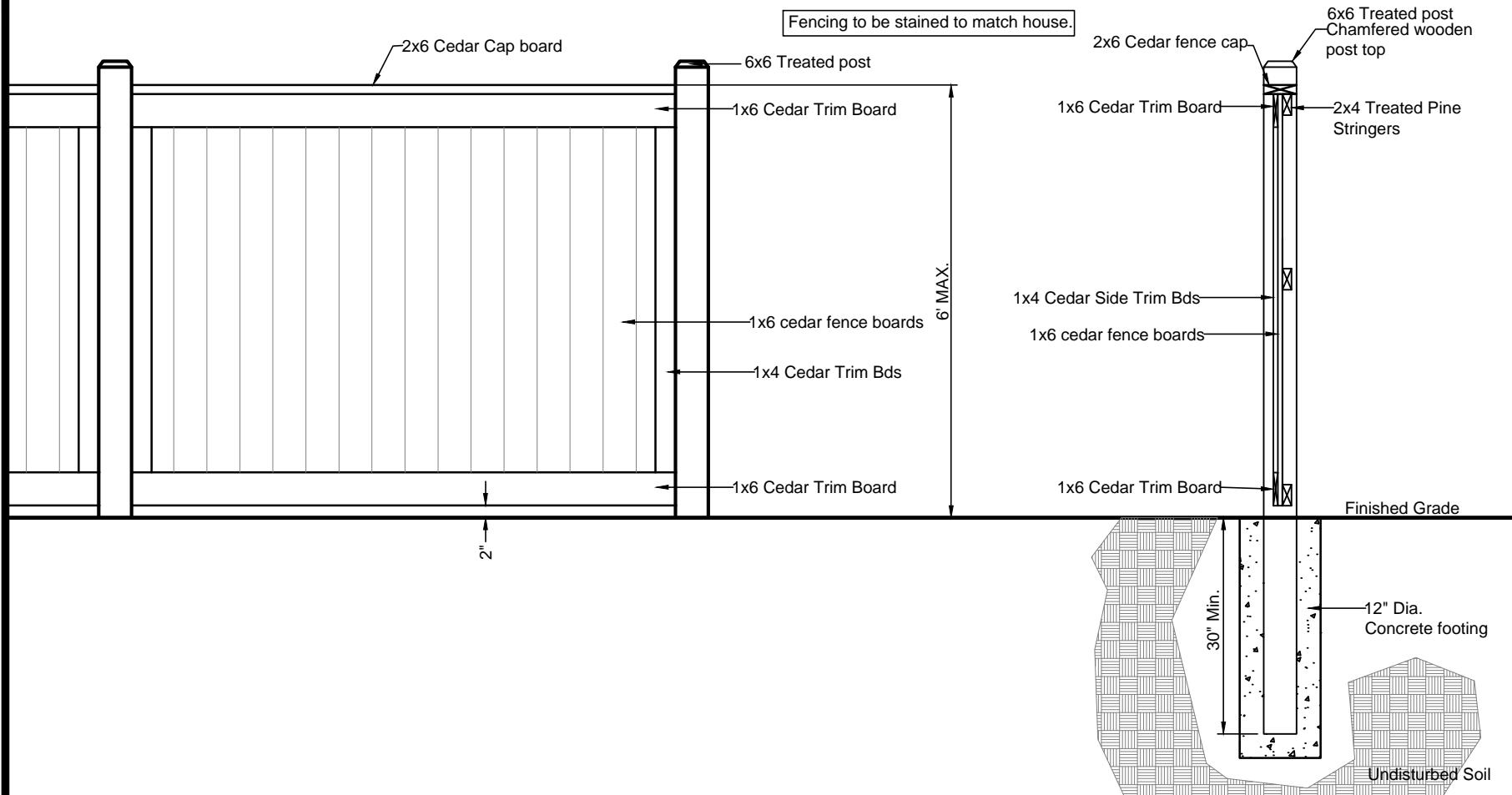
COLOR TO BE BRONZE IN COLOR IN MATCH ENTRANCE FENCING.  
BOX TO BE MOUNTED AT USPS STANDARD MOUNTING HEIGHT.



APPENDIX 3  
EXHIBIT E  
MAILBOX EXHIBIT  
**STONE LAKE**  
MADISON, MISSISSIPPI

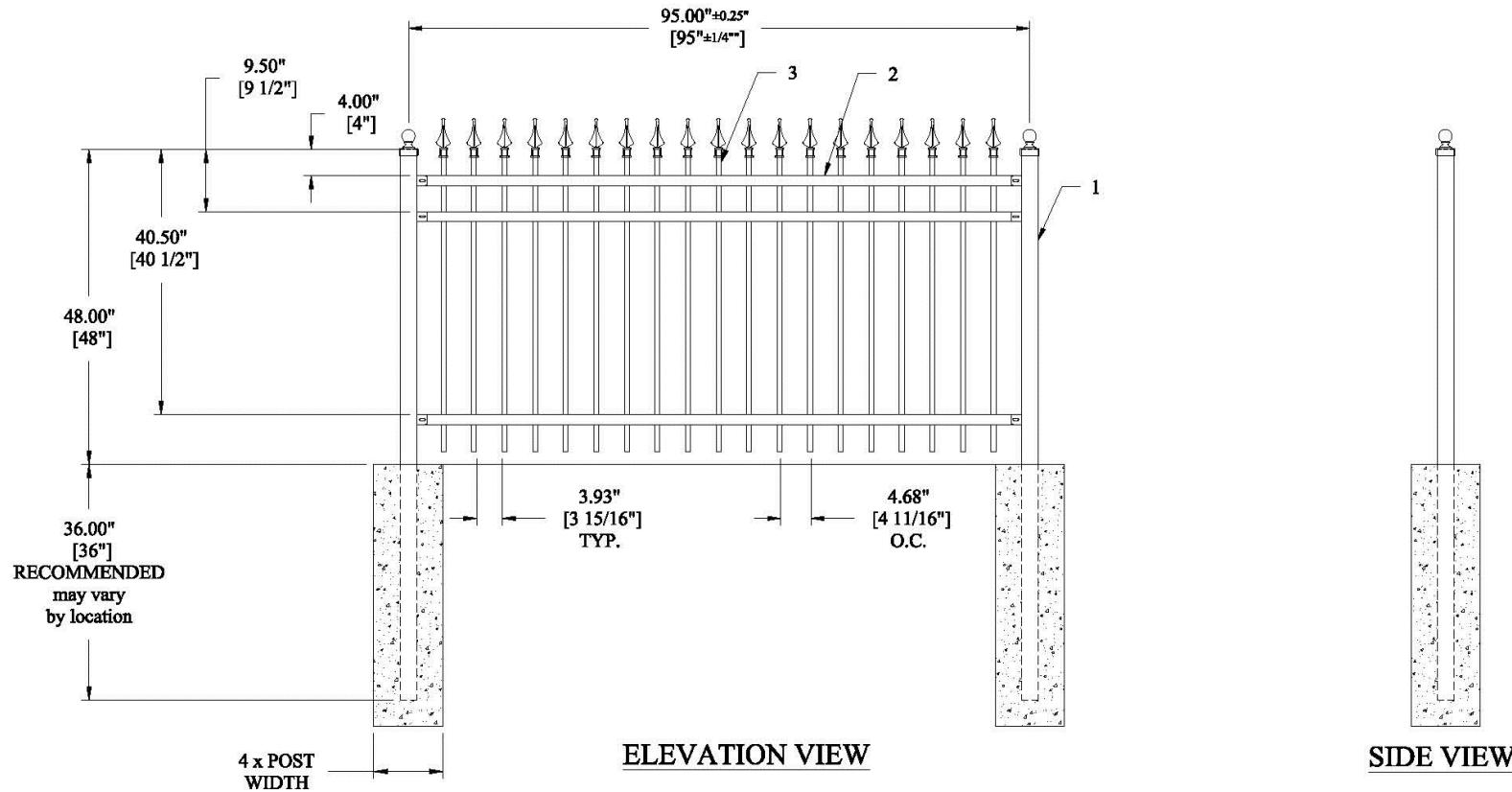
IN THE CASE OF LAKEFRONT LOTS, SIDE PROPERTY LINE PRIVACY FENCING SHALL STEP DOWN TO MEET DECORATIVE METAL FENCING FROM 6' TALL TO 5' TALL TO 4' TALL IN THE SPAN OF 2 FENCE PANELS.  
 6' TALL PRIVACY FENCING SHALL NOT OCCUR ANY CLOSER THAN 16' FROM THE EDGE OF THE LAKE.  
 PRIVACY FENCING SHALL NOT EXTEND BEYOND THE FRONT FACADE OF THE HOUSE.

Evenly spaced +/-8' MAX.



APPENDIX 3  
**EXHIBIT F**  
 TYPICAL PRIVACY FENCING  
**STONE LAKE**  
 MADISON, MISSISSIPPI

APPLICABLE TO WATERFRONT LOTS.  
 ANY FENCING THAT IS TO OCCUR PARALLEL TO THE LAKE EDGE IS TO BE AS SHOWN BELOW.  
 PRIVACY FENCING IS ONLY TO OCCUR ALONG SIDE PROPERTY LINES.  
 FENCE COLOR IS TO BE DARK BRONZE.



ELEVATION VIEW

SIDE VIEW

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REV. ECH. AUTHOR DATE					
REVISION HISTORY					
DATE: 01/04/16	SHEET: 1 of 1				
DRN BY: LJM	REV: A				
DRAWING NO: 1RGX346					

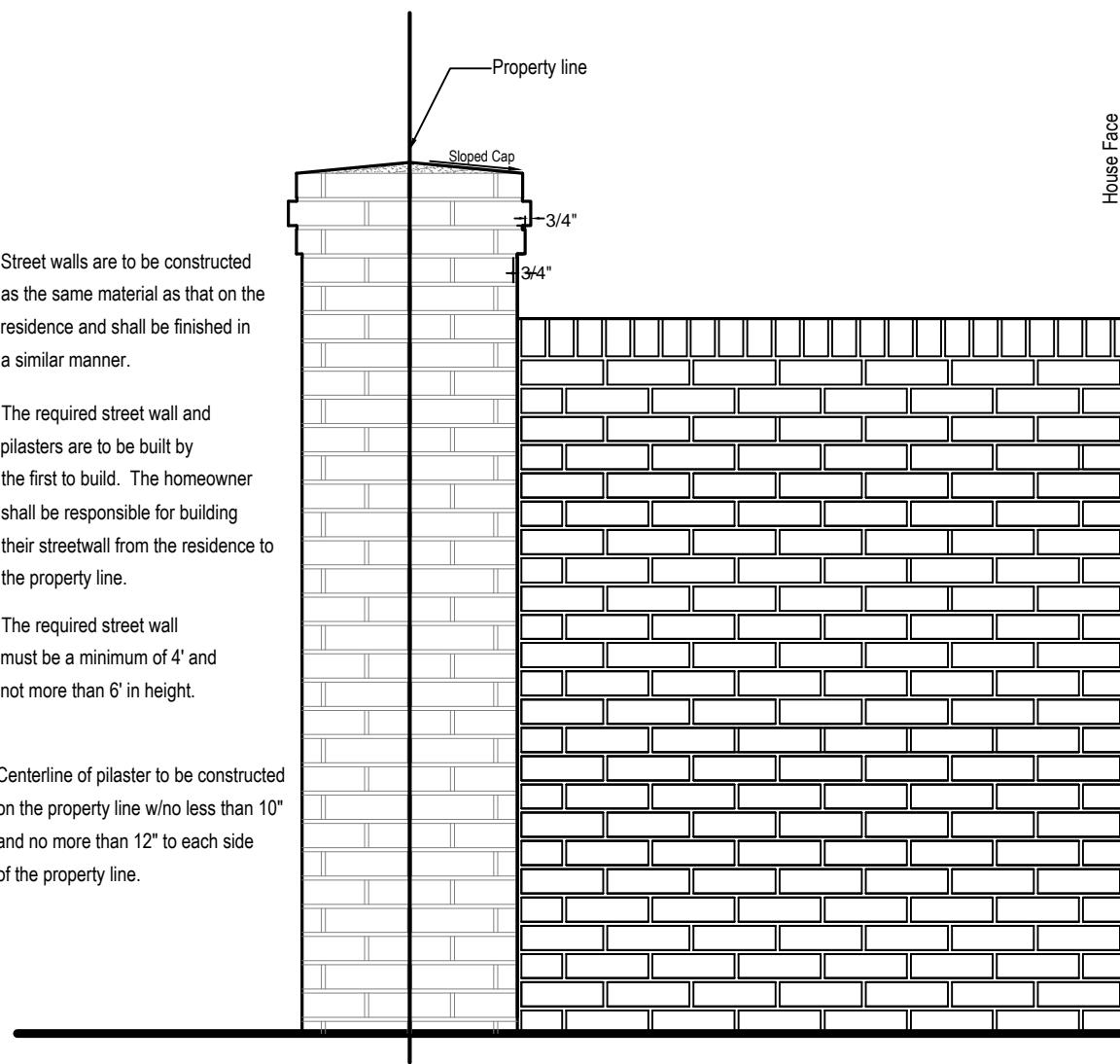
APPENDIX 3  
EXHIBIT G  
TYPICAL LAKESIDE FENCING  
**STONE LAKE**  
MADISON, MISSISSIPPI

Street walls are to be constructed as the same material as that on the residence and shall be finished in a similar manner.

The required street wall and pilasters are to be built by the first to build. The homeowner shall be responsible for building their streetwall from the residence to the property line.

The required street wall must be a minimum of 4' and not more than 6' in height.

Centerline of pilaster to be constructed on the property line w/no less than 10" and no more than 12" to each side of the property line.



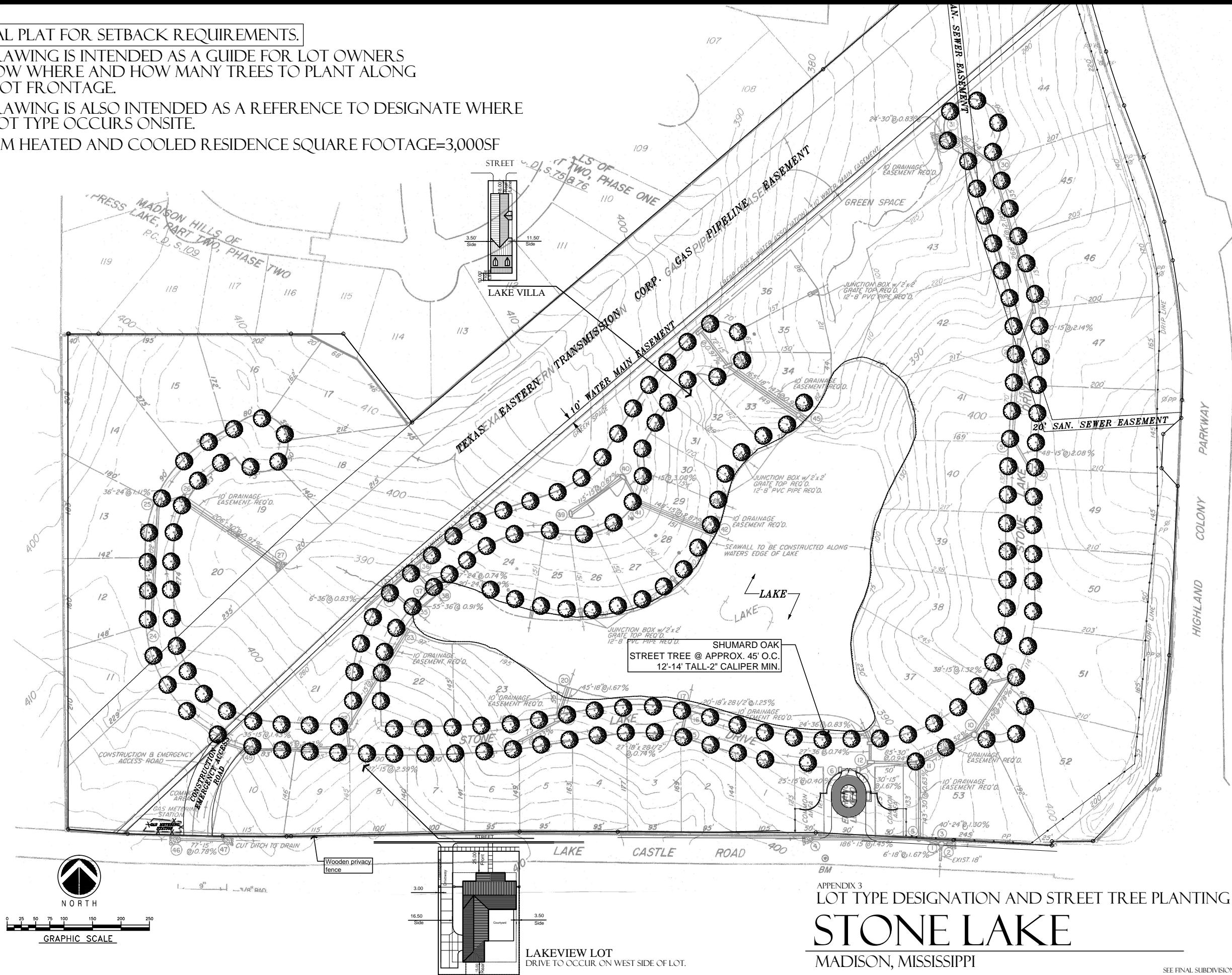
APPENDIX 3  
EXHIBIT H  
STREET WALL EXHIBIT  
**STONE LAKE**  
MADISON, MISSISSIPPI  
LOTS 1-10 & 24-36

SEE FINAL PLAT FOR SETBACK REQUIREMENTS.

THIS DRAWING IS INTENDED AS A GUIDE FOR LOT OWNERS TO KNOW WHERE AND HOW MANY TREES TO PLANT ALONG THEIR LOT FRONTAGE.

THIS DRAWING IS ALSO INTENDED AS A REFERENCE TO DESIGNATE WHERE EACH LOT TYPE OCCURS ONSITE.

MINIMUM HEATED AND COOLED RESIDENCE SQUARE FOOTAGE=3,000SF



APPENDIX 3  
LOT TYPE DESIGNATION AND STREET TREE PLANTING EXHIBIT  
**STONE LAKE**  
MADISON, MISSISSIPPI



SEE FINAL SUBDIVISION PLAT FOR EXACT BUILDING SETBACKS.

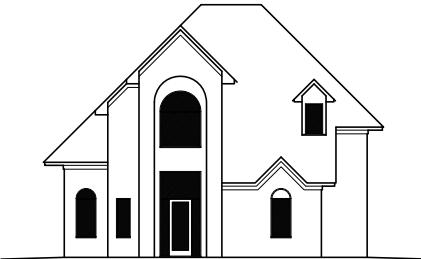
**ARCHITECTURAL REVIEW COMMITTEE**  
*Architectural Design Guidelines*

**APPENDIX 4**  
**Do's and Don't's**

## Clear And Logical Massing



DO



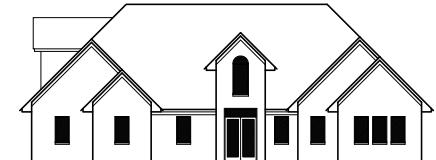
DON'T

Compose the massing in a clear and logical manner that is simple and orderly. Complicated and chaotic forms that are jumbled together in a random manner will result in a dated home with bad aesthetics.

## Clear And Logical Hierarchy Of Massing



DO



Or

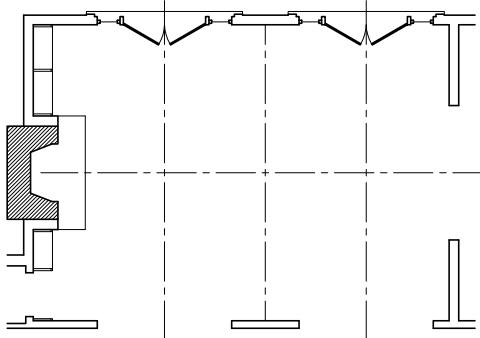


DON'T

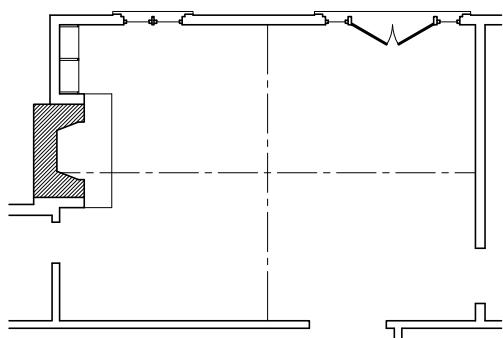
Most traditional architecture has a clear and logical hierarchy of massing typically employing a main house, connectors (or hyphens) and wings. This order of hierarchy can be symmetrical or an infinite number of variations that are not symmetrical.

**STONE LAKE**  
MADISON, MISSISSIPPI

## Clear And Logical Order Of Space



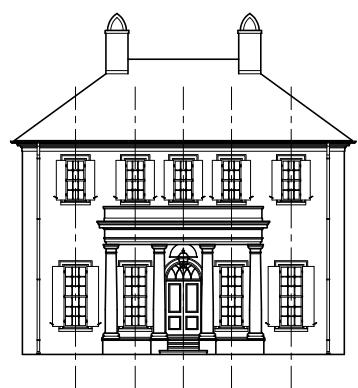
DO



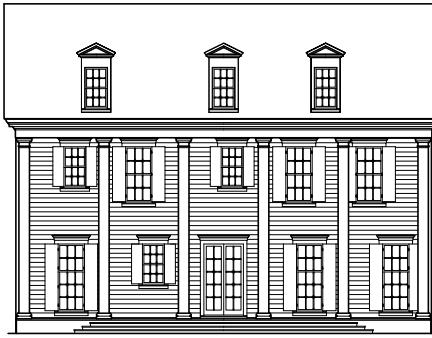
DON'T

Designing a space with clear and logical proportions and simple harmonious rhythms will always result in a more pleasing space. Architecture uses many proportioning systems but one of the most influential and one based on nature is the Golden Mean.

## Clear And Logical Placement Of Openings



DO

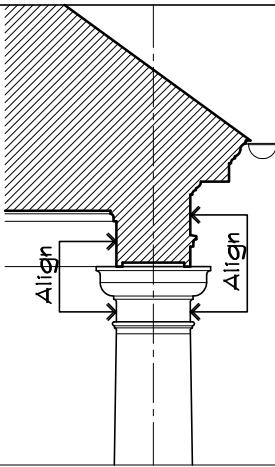


DON'T

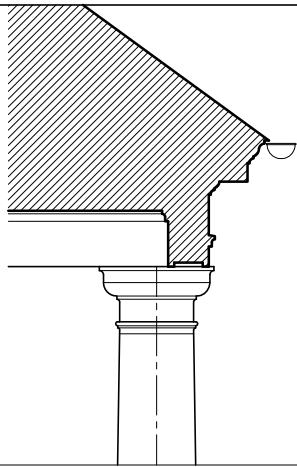
Compose the openings in a clear and logical manner that is simple and orderly. Chaotic openings that are random are an obvious sign that the design of the elevation has been forced from a floor plan that happened before the elevation was even considered.

**STONE LAKE**  
MADISON, MISSISSIPPI

## Correct Column And Beam Alignment



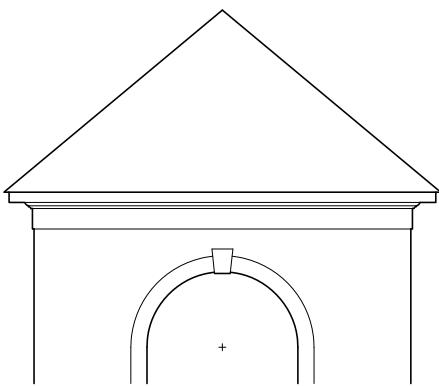
DO



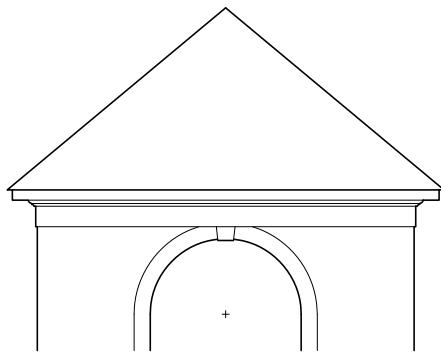
DON'T

The beam to column relationship should always be such that the face of the beam aligns with the face of the neck of the column shaft. This simple rule will always give traditional architecture an enduring and correct appearance.

## Correct Arch To Fascia / Eave Placement



DO



DON'T

Overlapping of architectural elements (arch, lintel, etc.) should never be allowed to overlap one another.

**STONE LAKE**  
MADISON, MISSISSIPPI

## Examples Of Acceptable Entry Doors

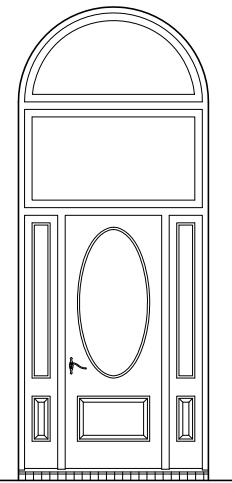
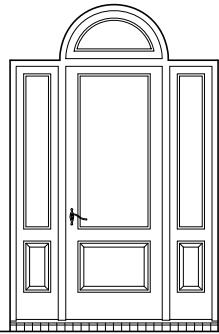
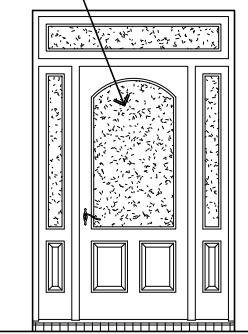


DO

Use appropriate and correct door styles for the type of architecture to which they are attached.

## Examples Of Unacceptable Entry Doors

Leaded Glass Door  
Units NOT Allowed

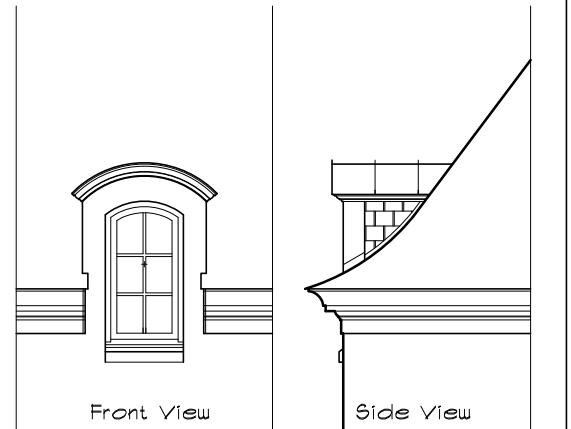
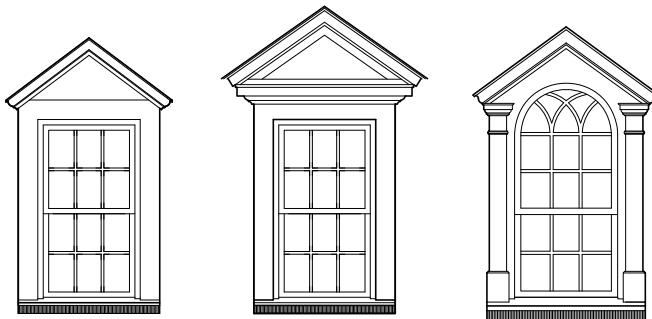


DON'T

Do not use doors that are incompatible with the building style. Leaded glass door units will NOT be allowed.

**STONE LAKE**  
MADISON, MISSISSIPPI

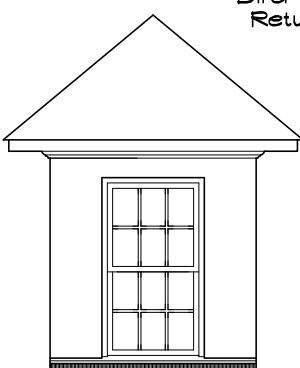
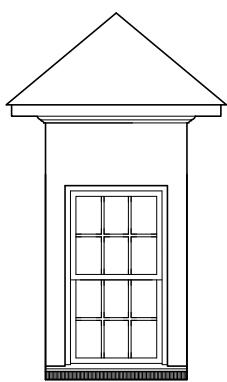
## Examples Of Acceptable Dormers



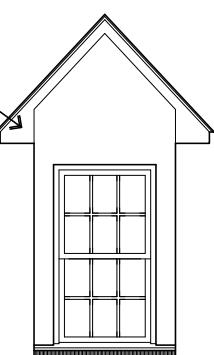
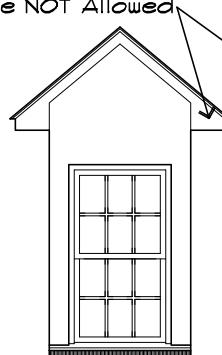
DO

Use appropriate and correct dormer styles for the type of architecture to which they are attached. The proportion of the window should correctly FILL the dormer face. These examples do.

## Examples Of Unacceptable Dormers



"Bird-box" Gable Cornice Returns Are NOT Allowed

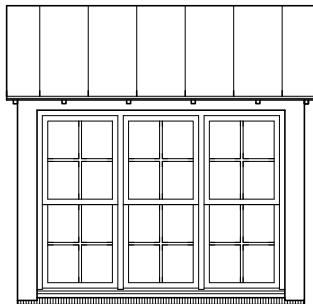


DON'T

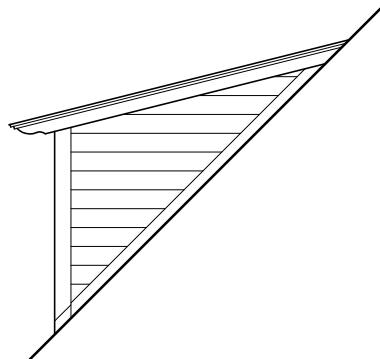
Do not use dormers that are incompatible with the building style. "Bird-box" gable cornice returns will NOT be allowed. Again, the proportion of the window should correctly FILL the dormer face. These examples do not.

**STONE LAKE**  
MADISON, MISSISSIPPI

## Example Of Acceptable Shed Dormer



Front View

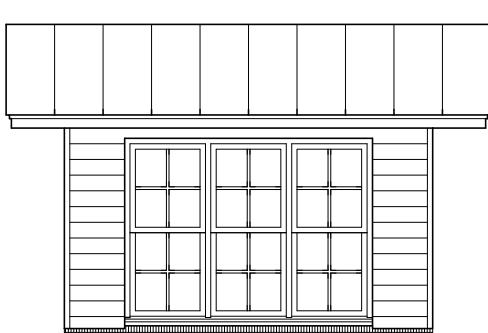


Side View

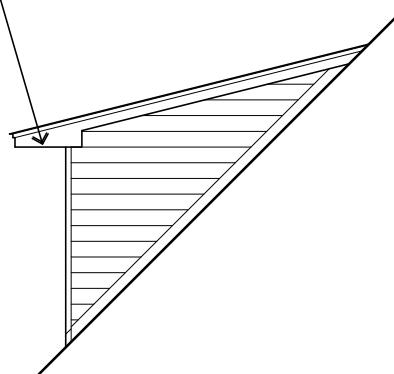
DO

Shed dormers should also have the proportion of the window correctly FILL the dormer face. This example does.

## Example Of Unacceptable Shed Dormer



Front View



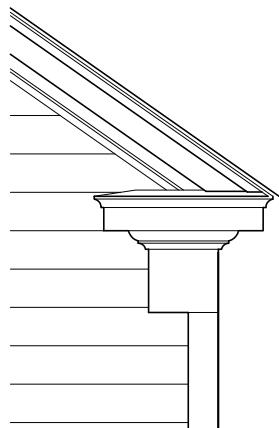
Side View

DON'T

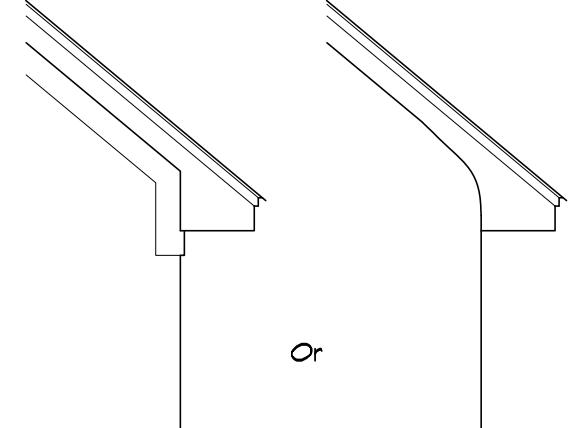
"Bird-box" cornice returns will NOT be allowed and the overhangs in this example are too wide and out of proportion. Corner boards and window surrounds should be the correct scale and proportion for all siding. The trim boards in this example are too narrow.

**STONE LAKE**  
MADISON, MISSISSIPPI

## Appropriate Eave Return



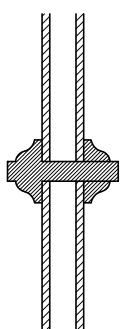
DO



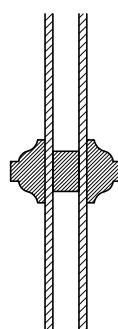
Or

DON'T

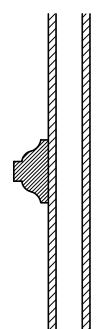
## Proper Window Muntin Bars



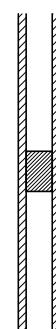
Or



DO



Or



DON'T

**STONE LAKE**  
MADISON, MISSISSIPPI