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ARCHITECTURAL CONTROL COMMITTEE

DESIGN GUIDELINES

STONEBRIDGE VILLAGE

August 8, 2016

DESIGN GUIDELINES ARCHITECTURAL CONTROL COMMITTEE (ACC) STONEBRIDGE VILLAGE

I. GENERAL INTRODUCTION

A. Character of Development:

StoneBridge Village is located in an unmatched natural setting of rolling hills, mixed deciduous forest, stone ledges, meandering streams, and abundant wildlife. This natural backdrop provides the basis for the character of the manmade features of StoneBridge Village.

B. Design Theme:

StoneBridge Village is designed and intended to respond to this elegant, natural setting. The overall development philosophy is to create and protect the image of harmony with the landscape. This harmony will be achieved by minimizing the impact of development on the surroundings; by emphasizing fitting buildings to the site, rather than reforming the site to the buildings, (avoiding the same structures, style, and colors on adjacent buildings or same area and by exhibiting sensitivity to the unique natural features of StoneBridge Village.

C. Intent Guidelines:

The intent of these guidelines is to provide a framework to assure that the design philosophy is achieved and is maintained in all areas of the Village.

II. GOALS AND OBJECTIVES

- Promote development that is in harmony with the natural environment of StoneBridge Village.
- Minimize impact of development on natural setting.
- Preserve existing natural features and special views.

- Design to the climatic changes of the region.
- Provide for a variety and balance of activities and lifestyles.
- Promote preservation of resources.
- Encourage the development of a "StoneBridge Village" image and character.
- Promote the compatibility of architectural character and site adaptation between adjoining residences.

III. KEY ELEMENTS OF EXTERIOR DESIGN

StoneBridge Village architecture is characterized by the following six key design elements:

The ACC will review each application with reference to these six elements to assure design theme consistency. All six elements are considered as a whole, without prioritizing one element above another. Although desirable, it is not necessary for each element to appear in every design. The ACC will evaluate each submittal based upon overall compliance with the design theme:

1. **Color:** Consistency with the design theme dictates that colors should be in tones to blend with the natural surroundings and avoid sharp contrast with the wooded backdrop. Multi-family construction/patio homes/condos colors for roofing materials should match the existing colors established in those designed neighborhoods.
2. **Multiple-sided architecture:** The nature of StoneBridge Village provides sites with multiple approaches and views of those sites from roads, the golf course, and hillsides. Therefore, architectural elements must be consistent on all visible sides.
3. **Finished foundation walls:** All exposed concrete and concrete block foundation walls shall be painted a color matching the siding color used on the home as part of the initial construction process.
4. **Materials:** The use of accent materials is desirable (such as brick or stone). These materials should be used in such a manner so that they appear as a substantial element of the architectural theme not an applied facade.

5. Roof pitch: Roof pitch for residential construction should typically be 8/12. Multi-family construction/patio homes/condos should have a minimum roof pitch of 6/12.
6. Exterior Walls: No house plans should be submitted for ACC review, which have exterior walls twenty (20) feet in length without a planned window treatment, wall offset, architectural design or combination of all three. Every attempt should be made by the homeowner/builder to eliminate large lengthy blank exposed walls.

IV. MATERIALS

Materials should be detailed in appropriate StoneBridge Village architectural fashion. Edges of materials used for covering surfaces or sides of houses should be of proper thickness to avoid a veneered appearance. If brick or stone is used only on the front elevation of a new home, a two foot wrap around shall be used on the front corners of the home.

Any changes in material or color should occur at a change in plane.

- If changes in material occur, this should typically take place at corners.
- Long, unarticulated flat walls should be avoided (e.g. single material on a continuous plane.)

Wood trim should be used where changes in materials occur.

Materials should be detailed in such a way to relate to one another logically, such as heavier materials supporting lighter ones. Beams and lintels should appear proportioned to the distance spanned between supports.

- 1) Roofing allowed (reviewed on a case-by-case basis)
 - a) Wood
 - i) Cedar shakes
 - ii) Cedar shingles
 - b) Fiberglass composite shingles (Architectural grade only)
 - c) Composite shakes

- i) Polymer synthetic shakes
- ii) Polypropylene shakes
- iii) Calcium carbonate shakes

2) Slate Tile

- a) Metal architectural shingles pre-approved by ACC

3) Roofing NOT allowed

- a) Flat roof
- b) Brightly colored roofs
- c) Glazed tile roofs
- d) Domed roofs
- e) Spanish tiles, barrel tiles
- f) Three-tab roofing shingles
- g) Galvanized steel metal corrugated roof panels
- h) Aluminum or steel flat roofing panels

4) Gutters, downspouts, and drainage tile

- a) Each new home shall have gutters, downspouts, and in-ground drainage tiles to direct the flow of water properly away from building foundations. The drainage tile system for each new home shall be designed to avoid damage problems to the golf course and to adjacent property owners' lots.

5) Exterior materials allowed

- a) Wood
 - i) Vertical board and batten siding
 - ii) Vertical tongue and groove siding

- iii) Horizontal lap siding
 - iv) Hardboard siding, prefinished
- b) Stucco/Synthetic Stucco
- i) Approved color required
 - ii) No stark white allowed
 - iii) Stone in earth tones.
 - iv) Cultured Stone - manufacturer, color, and style will be reviewed on a case-by-case basis to assure appearance is compatible with the StoneBridge Village architectural theme.
 - v) Brick masonry in the approved color ranges.
 - vi) Seamless metal siding
- 6) Exterior materials NOT allowed
- a) Rustic Log buildings
 - b) Silver, gold, or white windows or doors
 - c) Mirrored glass (Low-e glass is acceptable)
 - d) Exposed unpainted concrete block walls
 - e) Exposed unpainted concrete walls
 - f) Vinyl siding
 - g) Clay block
 - h) Asphalt siding
 - i) Fiberglass or Asphalt shingles siding
 - j) Insulation board

V. ACCESSORY STRUCTURE

- A. Must be part of the overall site plan, must be compatible with the architectural style and color of the main residence, and must conform to the same standards of quality
- B. All current and anticipated future structures shall be shown on plans submitted for architectural review. Pre-manufactured buildings are not allowed.

VI. OUTDOOR STORAGE

- A. All wheeled vehicles, trailers, golf carts, etc., other than standard passenger automobiles used for daily transportation, must be stored inside garages.

VII. CARE/MAINTENANCE

- A. The care and maintenance of yards and building exteriors are the responsibility of the owner.
- B. Maintenance of all public roads and road right-of-way's is the responsibility of the Property Owners Association (POA).
- C. Driveway maintenance is the responsibility of the owner.

VIII. SITING

- A. All buildings must be within the prescribed building setbacks.
 - Covered structures must meet county setbacks.
 - Uncovered structures must meet ACC setbacks (20 feet).
- B. Setbacks shall conform to recorded platting requirements and county requirements, whichever are more restrictive.
- C. Building height limitations on sloping lots shall be restricted when out of scale with the lot and with the surrounding neighborhood. Reference is made to Appendix A showing height guidelines that may be imposed on one and two family dwellings, which are situated on downhill, uphill, or side hill conditions as to the potential effects on neighbors, the streetscape, and the golf course.

Drainage for driveways is prescribed by the ACC. The property owner is responsible for installing and maintaining a pipe culvert under the driveway unless exempted by the ACC. A 10" corrugated pipe culvert is the minimum requirement. All culverts are required to have galvanized end walls. (See Appendix C)

- D. No maximum footprint is designated; however, all buildings on the site must fit within the building setbacks. It is recommended that a maximum 50% lot coverage be observed with reasonable width and depth dimensions proportional to the lot.

IX. CHIMNEY DESIGN

- A. Scale, proportion, materials, and color are important factors.
- B. Chimneys should not be so narrow or slim, as to appear unstable.
- C. Masonry fireplaces exposed to the exterior are highly recommended (stone, preferably). Use of natural stone indigenous to the area is suggested.
- D. No bare pipes are allowed that are longer than two feet.
- E. Spark arrestors and chimney caps are required on all chimneys.
- F. Exposed metal parts shall be painted black.

X. PROPANE GAS

- A. Propane tanks shall be buried or acceptably concealed from street, golf course, and neighbor's view.
 - 1. The location of the propane tank on homeowner's lot and concealment method shall be approved by the ACC prior to tank placement.
 - 2. The system used to bury the propane tank shall meet all applicable codes and regulations of the city, state, and gas company and must have prior approval of the ACC.
 - 3. Propane tanks shall not be smaller than 120 gallons with approved tank regulators. This does not include 15 pound tanks used for BBQ grills, portable heaters, fire pits, etc.
 - 4. It is recommended to install buried propane tanks as part of the initial construction process.

XII. UTILITIES

- A. All new homes/condos/patio homes under construction will have installed in a separate meter pit upstream of the water meter a water pressure regulator valve on the intake water line to protect against irregular/spike pressures in the water supply system. In some areas two water pressure regulator valves in a single meter pit will be required to reduce the line pressure.

XIII. ADDRESS SIGNS

- A. Address numbers shall be placed on the mailbox and the house.
- B. Name signs including street name and owner name.
 - 1. Shall be limited to 144 square inches
 - 2. Shall conform to the style of the address numbers
- C. No sign of any character shall be erected, posted, or displayed, which does not comply with the Rules and Regulations of the Architectural Control Committee pursuant to Article IX hereof without prior written approval.

XIV. SITE LIGHTING

- A. Exterior lighting is permitted.
 - 1. All lights must be shielded.
 - 2. Intensity and amount of lighting should be for pleasing aesthetics or safety purposes.
- B. Walkways and driveways may be illuminated from house mounted lights. Care should be given in aiming these lights so as not to blind passing traffic.

XV. LANDSCAPING

- A. Landscaping should take into consideration items VII. Regarding Care/Maintenance of individual properties. Although not required, it is recommended that lawn irrigation systems be a part of all new single family home construction.
- B. The layout of the irrigation system shall be presented as a part of the overall landscaping plan and must be reviewed and approved by the ACC as part of the approval process for home construction.

XVI. MATERIAL DELIVERIES

- A. All material deliveries to StoneBridge Village with a combined weight of vehicle and materials of over 5 tons shall use the Keystone Road entrance, which is the specified construction entrance.