

Proposed Changes to the current ARC are in RED

A. Overview

These Architectural Guidelines (“Guidelines”) are presented to help ensure architectural continuity and attention to exterior maintenance of property within the Kingstream Community Council, Inc. (“KCC”). They are authorized under the “Declaration of Covenants Conditions and Restrictions of the KCC” that run with the land and are binding on all homeowners and residents. Adherence to these guidelines will help advance the standards of design quality within the KCC community as well as ensure a proper level of maintenance to enhance the community’s overall environment and property values. **Homeowners shall maintain their premises in a reasonably safe manner and shall promptly address any hazards that arise on other properties.**

These guidelines are broad-based and are not intended to be comprehensive. Exceptions may be considered under special circumstances. All additions and alterations must have an Application for Exterior Alteration except where waived by the Guidelines. An application is to be submitted to the Architectural Review Committee (“ARC”) to ensure that the alteration is not contrary to the intent of these Guidelines or the architectural continuity of KCC. See the Application for Exterior Alteration and the Submittal Requirements Matrix at the end of these guidelines.

B. Applications

C. Application Content

All applications must include an estimated maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the ARC may disapprove the application. If the project is not completed within the time frame specified in the application, an amended application must be submitted to the ARC. This is to ensure a timely completion of the project without leaving the community with an “eyesore” situation.

All applications must state the location of the proposed changes. All major changes, such as fences, sheds, additions, etc., should be clearly shown on a plat plan. **The plat provides the property lines and additional information like the utility right of way locations. This information would be useful in planning the location of any structure as the county or utility has the right to remove any structure in a right-of-way. If the homeowner does not have a plat and the exterior modification or structure is added, the homeowner shall provide a written document that states the homeowner is solely responsible for any property line issues.**

Information on design, dimensions, materials, color, and any structural changes needed to accommodate the design must be provided. Please see the matrix which is included with the ARC application to assist you in determining if you have submitted all the required information.

When submitting electronically, a scanned photo or brochure must be included which clearly depicts the color, dimensions, style and any other details of the proposed

materials or items to be used. In lieu of a photo/brochure, a website link may be provided. The link must take the user to the exact page where the item can be viewed.

If changes in grade of more than six (6) inches or other conditions which affect drainage are anticipated, they must be indicated on the application.

Any pictures, sketches, etc., submitted with the application will be retained by the ARC.

The homeowner is encouraged to include any additional information that may be useful in determining the scope and detail of the proposed modifications as well as the impact on neighboring properties. In the case of larger or complex projects, the ARC reserves the right to request proof of county permit prior to approval of the application.

All other numbers, letters and verbiage within each subset of ARC will stay the same.

F. Sheds and Non-Primary Structures

1. Location: Sheds and structures must be located in the rear backyard and be centrally located (within the width of the house) to minimize its view from the street.

2. General Design: Design and style must relate or compliment the architectural design of the house. The materials and color must maintain aesthetic and architectural harmony within the community.

a. Pre-manufactured sheds are permitted provided the materials are resin, vinyl (PVC), wood, or equivalent and colors complement those of the house. Applications for a shed should include location in the backyard, the design picture, size and color to including a description of the current house color scheme.

Examples of Pre-manufactured sheds include but not limited to: (SHOW THE THREE PICTURES)

~~b. Structures, to include but not limited to dog houses and other animal enclosures shall be of a style to relate or compliment the architectural design of the house. The materials and color must complement those of the house.~~

b. Structures for domesticated pets (i.e. dog houses) are permitted. Any other structure for fowl or other barnyard animals, such as chicken coops, pens or any fenced in enclosure around the structure or shed are not permitted. This would include movable or portable coops. Applications for a structure should include location in the backyard, the design picture, size and color to including a description of the current house color scheme.

3. Sheds may not be greater than ten (10) feet, six (6) inches in height, to the top of the roof.

P. Landscaping

7. ~~Living elements (Trees, shrubs & flowers) of the landscaping design do not need ARC approval.~~ Changes or additions to the living elements (e.g., trees, shrubs, and flowers) of the landscape design of a home does not require ARC approval.

8. ~~Hardscaping requires approval by ARC. Hardscaping is any of the non-living elements of the landscape design. This includes, but is not limited to concrete, rocks, bricks, pavers, stone and wood. Application should include the design, location, type material and color. A before and after picture would be helpful.~~ Changes or additions to the hardscaping elements of the landscape design of a home require ARC approval. As used herein, hardscaping elements means non-living or man-made elements that are affixed to the property and are reasonably visible from the public street or pipe stems, including walk-ways, raised flower beds, or other permanent or semi-permanent elements made using concrete, bricks, pavers, rocks, stone, and wood, but excluding, for clarity, edging or mulching. Applications with respect to changes or additions to the hardscaping elements of the landscape design of a home should include the design, location, type, materials, and color of such hardscaping elements, and include a before picture of the property.

Alternate 8. Changes or additions to the walkways in the front or side yards that are reasonably visible from the street or pipestem require ARC approval. Similarly, installation of raised flower beds or other permanent or semi-permanent structures in the front or side yards that are reasonably visible from the street or pipestem (e.g., raised flower beds or retaining walls), also require ARC approval. Applications should include the design, location, type, materials, and color and include a before picture of the property.

W. Miscellaneous Items

3. Gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent property. . Radon ventilation systems should match the existing gutters and downspouts in color. There is no restriction on location as they are commonly connected to the sump pump. No application is needed.

8. ~~Seasonal decorations must be removed approximately six weeks after the holiday.~~ "Homeowners shall remove seasonal, holiday, and celebratory decorations within one month after completion of the season, holiday, or celebration (as applicable), provided, that longer time periods are permissible if appropriate to the applicable holiday or celebration."