

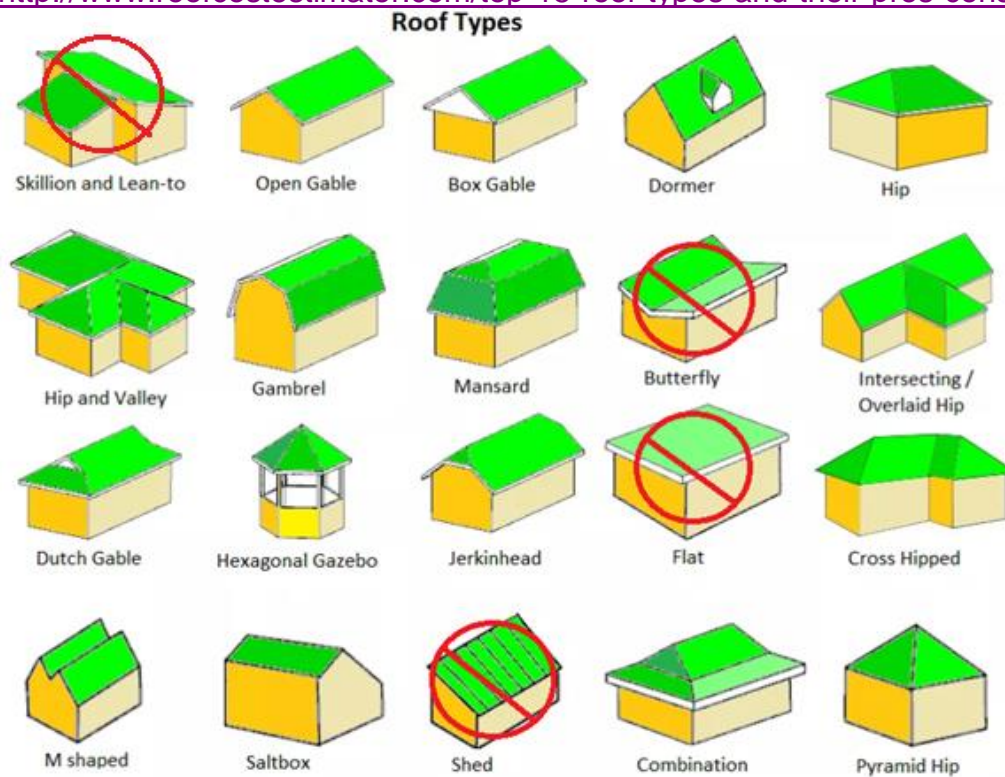
Twin Oaks Village Architectural Guidelines
Patio Cover Guidelines

The patio cover specifications for Twin Oaks Village are below. These are the same specifications used by the developer, Kimball Hill Homes. The TOV Architectural Control Committee recommends that the homeowner design the patio cover and submit plans that meet the TOV standards. Construction cannot take place until the plans have been fully approved by the TOV Architectural Control Committee.

- A patio cover must be built into and blend into the existing home structure (similar materials and style).
- Only hip, gable, and mansard style roofs are allowed (flat slope, simple shed, and lean-to type roofs are not allowed)
- The sides of the patio cover must be built out (as shown below in the examples) or shingled.
- Only wood and/or Hardieplank construction/sheathing is allowed
- Shingles must be Weatherwood or Driftwood (or an approved color). They must match the house.
- Metal and fiberglass roofs are not allowed
- The minimum slope is 4/12 (this means that for every 12 inches of "run", there should be 4 inches of "rise")
- The minimum finished elevation is 8.5 ft (i.e., the lowest point cannot be lower than the fascia and soffit of the house).
- The structure must not encroach into 5' side lot easement or 10' back lot easements
- All surfaces must be painted (no bare metal or bare wood) with a pre-approved color to match the house

Roof types:

<http://www.roofcostestimator.com/top-15-roof-types-and-their-pros-cons/>



The following patio cover and roof types and styles meet the standards set above. Notice that none of the examples below have "open" sides.



Not Allowed

The following types of patio covers are not allowed as they do not meet the criteria above and are not consistent with the type of patio cover the community developer built or intended.



The first patio cover is a simple slope cover without sides (not allowed)

The second patio cover does not meet the slope requirements, is not built into the house, does not have sides, and is lower than the minimum height required.

See attached for examples of good architectural drawings



TOV Patio Cover
Example 1.pdf



TOV Patio Cover
Example 2.pdf

Questions to ask yourself when submitting or reviewing an improvement application:

- 1) Is it consistent with the look of the community that the community developer intended? In other words, are similar colors, sizes, and styles being used that were used by the developer?
- 2) Is it consistent with what the ACC has approved in the past? In other words, have precedents already been set by past decisions?
- 3) What do the governing documents and fine policy say about the type of improvement being considered? Are there additional rules and guidelines that apply?
- 4) Is the approval/denial decision repeatable? In other words, are clear parameters being used (measurement guidelines, etc) as the basis for the decision?
- 5) Does the improvement enhance the value and look of the community?
- 6) Does the improvement affect the optimum private enjoyment of adjacent properties?