THE TOWNSHIP at colony park TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

ARCHITECTURAL GUIDELINES

October 1, 2004 (revised July 14, 2010)



THE TOWNSHIP AT COLONY PARK TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

Architectural Guidelines October 2004 (revised July 14, 2010)

INDEX

Introduction

General Requirements

Accessory Structures Architectural Massing Changes and Additions to Approved Structures Common Areas Commencement of Construction and Completion Timetable Design Duplication Drainage and Runoff Excavation and Fill Finish Floor Elevation Garages Harboring of Animals Land and Building Use Lot Division and Addition Maintenance Materials Storage Minimum Square Footage Requirements Mobile Homes and House Trailers Obstructions and Views Service Yards/Waste Containers Sewage Disposal Signage/Etc. House Numbers Site Design and Utilization Swimming Pools **Temporary Structures** Use Clarification Vehicle Use and Storage Water Supply System

Architectural Requirements

Exterior Walls Specific Architectural Elements Roofs Windows and Openings Paving and Flat Work General Architectural Specifications – Miscellaneous Provisions

<u>All information and illustrations found within these Architectural Guidelines cannot be replicated or</u> <u>reproduced without the expressed written authorization of The Township Land Company, LLC, and are</u> <u>protected at law.</u>

Architectural Requirements-Exhibits

Exhibit "1" – Minimum Square Footage Requirements Exhibit "2" – Real Estate Marketing Sign Standards Exhibit "3" – Build-to-Line and Setback Schedule Exhibit "4" – Build-to-Line and Setback Standards (Exhibits "4A", "4B", "4C", "4D", "4E" and "4F") Exhibit "5" – Required Structural Wood Porch and Balcony Construction Details (Exhibits "5A", "5B", "5C", "5D" and "5E") Exhibit "6" – Examples of Acceptable Exterior Light Fixtures (Exhibits "6A", "6B" and "6C") Exhibit "7" – 5V Crimp Metal Roof Details

Landscape Requirements

Fence Design Mailbox Design Typical Details Front Sidewalk Sideyard Treatments Street Tree Planting Plant Material Palette Planting Standards Landscape Lighting Landscape Irrigation

Exhibit "A" – Fencing – Type "A" Exhibit "B" – Fencing – Type "B" Exhibit "C" – Fencing – Type "C" Exhibit "D-1" – Fencing Site Plan Exhibit "D-2" – Required Privacy Fence Exhibit "D-3" – Privacy Fence Pilaster Exhibit "E" – Mailbox Design Exhibit "F" – Typical Drive Apron Detail Exhibit "G" – Street Tree Planting Exhibit "G" – Street Tree Planting Adjustments Exhibit "I" – Typical Street Tree Planting Plan and Section Exhibit "J" – Typical Planting Details Exhibit "K" – Typical Planting Details Exhibit "L" – Typical Planting Details

Design/Plan Review and Building Procedures

Design/Plan Review Schematic Review (Preliminary Plans) Construction Documents Review (Final Plans) Contractors and Building Procedures Inspections

Design/Review/Construction Checklist Design/Review/Construction Forms

Residential Architects Qualifications Questionnaire Contractor/Builder Qualifications Questionnaire Schematic Review Request Form Construction Documents Review Request Form Construction Commencement Request/Permit to Commence Inspections Request Inspections Report Sample Permit to Occupy

Architectural Requirements Do's and Don'ts Section (See DD pages)

R:\1000 Series\021063.TCP Single Family Residential Phase I\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc

Page 3 of 61

INTRODUCTION

The Township at Colony Park is a mixed—use community located in Ridgeland, Mississippi, Madison County along Highland Colony Parkway just north of Steed Road and has been developed with concepts of New Urbanism and Neo-traditionalism. These concepts promote the neighborhood as a vital part of the community, encourage pedestrian activity, employ traffic calming measures to enhance the pedestrian experience, and promote variety in property uses as a vital community-building element. The Township at Colony Park Traditional Neighborhood Development includes single-family detached and attached structures, condominiums, live/work units and common areas and facilities, such as parks, lakes, and other community amenities.

The Township at Colony Park Traditional Neighborhood Development Architectural Guidelines will provide property owners with a concise and definitive set of rules and requirements governing the development of this section of the Township. These Guidelines will help to ensure that proper and long-lasting materials, building details, and construction methods have been used on each structure contributing dramatically to the life of each and the minimization of repair and maintenance. This will also allow for personal expression through aesthetic design while maintaining a sense of continuity in materials and construction methods.

Throughout the development, continuity is achieved through the required façade and roof materials, roof design requirements, building setbacks and build-to-lines, front welcoming elements, and building architectural details. Architectural diversity and interest are then allowed in style and aesthetic treatments with preference and import placed on authentic period architecture respectful of classic proportioning and detailing. Reference for proportioning guidelines relative to proper design can be found in publications such as <u>A Dover Reprint of the Famous 19th Century Pattern</u> <u>Book of Asher Benjamin</u> and <u>American Vignola</u>. Additionally, appropriate architectural detailing and proportioning may be found in <u>Traditional</u> <u>Construction Patterns</u> authored by Stephen A. Mouzon with Susan M. Henderson and foreword by Andrés M. Duany-McGraw Hill.

The Township at Colony Park Traditional Neighborhood Development Architectural Guidelines is intended to be used as a guide in preparing plans and specifications and by the Township at Colony Park Architectural Review Committee for evaluating plans and specifications submitted for review. It is the resource by which decisions concerning residential design, building details, aesthetic elements and all general decisions regarding development within The Township at Colony Park Traditional Neighborhood Development are to be made.

The Township at Colony Park Traditional Neighborhood Development Architectural Guidelines will be amended form time to time through the addition of addenda.

Please note:

- 1. These Architectural Guidelines are subordinate to the Declaration of Covenants, Conditions, and Restrictions for The Township at Colony Park Traditional Neighborhood Development (TND) ("CC&R's"). In the event of any conflict between these Architectural Guidelines and the CC&R's, the provisions of the CC&R's shall control.
- 2. Specific compliance with The Township at Colony Park Traditional Neighborhood Development Overlay District Ordinance, which may be amended from time to time, is required.
- 3. Variance(s) to the Architectural Guidelines <u>may</u> be granted on the basis of architectural merit or undue hardship.
- 4. These Architectural Guidelines will be amended and updated from time to time and all subsequent amendments and updates will apply to all plans and specifications for buildings that have not obtained the approval of the Architectural Review Committee and commenced construction pursuant thereto.
- 5. Any building and/or architectural materials that are "approved equals" as determined by the Architectural Review Committee will be permitted in substitution for materials specified in these Architectural Guidelines on a case-by-case basis.
- 6. These Architectural Guidelines are strictly aesthetic and functional in their intent. In cases of contradiction with local safety codes or the authorities or other codes having jurisdiction over the property, these Architectural Guidelines shall be overruled and the Architectural Review Committee shall be notified of such contradiction. In no way does compliance with the Architectural Guidelines exempt a structure or building from conformance with all applicable codes (building and/or otherwise). These Architectural Guidelines or any approval granted pursuant thereto do not guarantee or imply compliance with the requirements of any authority having jurisdiction over the property or building or any building or safety codes relative thereto.
- 7. Furthermore, these Architectural Guidelines or any approval granted pursuant thereto do not guarantee or imply or render any opinion as to the sufficiency of (but not limited to) the engineering design of the structural, mechanical, or electrical systems of the proposed improvement(s).

Architectural Review Committee

The Architectural Review Committee

The Architectural Review Committee is made up of persons appointed to a term or terms by the Board of Directors of The Township at Colony Park Traditional Neighborhood Development Association (TND Association). This committee is charged with the regulation and ultimate approval of all design decisions and considerations for all properties overseen by The Township at Colony Park TND Association. As such, the Architectural Review Committee shall interpret and enforce the Architectural Guidelines including their General Requirements, found herein. The committee is also charged with the duty of overseeing permitted purposes and uses on lots and shall make determinations as to the permitted location and siteing of buildings and/or improvements and shall enforce these issues as directed by any Regulating Plan which may be adopted by the Architectural Review Committee. Additionally, the Architectural Review Committee will make judgments and recommendations regarding both the specifics and the intent of the Architectural Guidelines. Variances to the Architectural Guidelines may be granted from time to time on the basis of architectural merit.

The City of Ridgeland, MS

The City of Ridgeland, MS is the municipal authority having jurisdiction over The Township at Colony Park. Building permits must be obtained from the City and all ordinances of the City must be adhered to.

Architectural Review Committee Design Review Fees

In accordance with the TND Association and the Bylaws an Application Fee and Design Review Fee are established. The TND Association sets these fees to offset the direct cost of application expenses and design review professionals. Please inquire as to the current fees prior to submitting the Schematic Review Request form and submit the required payment(s) with the Schematic Review Request (see Design/Review/Construction Checklist).

Construction Performance Deposit

A refundable Construction Performance Deposit is established to help ensure that the plans and specifications as submitted and approved together with the regulations of the TND Association are complied with during any construction and to completion. Upon successful completion of construction in accordance with the approved plans and specifications and the issuance of the Permit to Occupy the deposit will be refunded subject to deductions for the cost of any professional services incurred by the TND Association to ensure conformance with the approved plans and specifications or regulations of the Association. Please inquire as to the current amount of the Construction Performance Deposit prior to submitting the Schematic Review Request form and submit the required deposit with the Schematic Review Request (see Design/Review/Construction Checklist).

Architectural Review Committee Approval

Approved plans and specifications will be so noted in writing by the Architectural Review Committee or their designee. Approval of the Architectural Review Committee is contingent upon, and subject to the approval of the City of Ridgeland, MS. Decisions, regarding approval or disapproval, will not be unreasonably delayed. Please take the time to fully read all documents pertaining to the approval process as resubmittals of required documents will result in additional review fees.

General Requirements

Accessory Structures

Accessory buildings (except garages) are specifically prohibited from any residential lot under the jurisdiction of the Architectural Guidelines. Portable buildings or similar structures are permitted during and for construction only. Gazebos, pool houses, or similar structures may be constructed pending approval from the Architectural Review Committee and are not considered to be accessory buildings.

Architectural Massing

To facilitate appropriate architectural massing some control is necessary. Homes with up to three (3) stories are allowed on residential lots with some restrictions. In order to achieve appropriate streetscapes on residential blocks, one story structures cannot occur on corners of public streets nor may they occur in a predictable consistent pattern on a block. The Architectural Review Committee will be given all leeway in decisions regarding one story structure placement.

Changes and Additions to Approved Structures

In the interest of uniformity, appearance and to insure that all residences and improvements shall be of quality workmanship and materials substantially the same or better than that which can be produced on the date these Architectural Guidelines are adopted, the color and kind of paint, roofing, and finished materials on the exterior of any dwelling or to any improvements shall not be changed or replaced from that as specified in the original design.

Therefore, **any changes** to an approved structure or improvement (complete or incomplete to include additions, alterations, etc.) must be approved by the Architectural Review Committee prior to the commencement of construction of said additions or alterations.

Common Areas

The Common Areas shall be kept free and clear of all garbage, rubbish, debris and other unsightly material. The placement of such material by owners of residential lots on the Common Areas is strictly prohibited.

There shall be no obstruction of the Common Areas except as specifically provided herein, nor shall any personal property be stored in the Common Areas.

Commencement of Construction and Completion Timetable

The commencement of construction of a residence must occur within four (4) months of the original purchase closing by the original buyer of a platted subdivided lot or parcel of land. Once the property is cleared or any construction has commenced, the residence or building or other improvements must be completed in conformance with the approved plans and specifications (including the Landscape Plan) within eight (8) months. A different timetable (shorter or longer) may be mandated or allowed by the Architectural Review Committee based upon the scope of the improvements.

Design Duplication

The Architectural Review Committee may withhold approval of plans & specifications submitted based upon substantial duplication of the exterior elevation, in design or architecture, of any other dwelling existing on the same street. For the purpose of this paragraph, a dwelling shall be considered in existence from the time it is submitted to the Architectural Review Committee for approval.

Drainage and Runoff

All storm water runoff from the roof of each residence shall be directed to the front(s) and/or rear of the property with no runoff allowed to fall on any adjacent lot. In situations where the roof form forces water in the direction of adjacent property, drainage swales and/or gutters and downspouts must be utilized to insure runoff is directed to the front(s) and rear of the property. A complete drainage plan shall be included with the plans and specifications submitted for approval to the Architectural Review Committee prior to the commencement of any construction.

Excavation and Fill

Plans and specifications for buildings and improvements shall be developed to allow for minimum cutting and filling of property. The plans and specifications must indicate all changes in original elevation contours as a result of the proposed construction.

Fencing

Rear Yard Fencing in accordance with design standards approved by the Architectural Review Committee on Lots 1-21, 81-95 and 96-99B is required. This Required Rear Yard Fencing for Lots 1-21 must occur on the rear yard lot line. This Required Rear Yard Fencing on Lots 81-95 and 96-99B must occur at the northern most limits (property line) of The Township at Colony Park (not on the actual Lot rear property line). Said Fencing for Lots 81-95 and 96-99B will therefore, be constructed to the north of the Private Drive along the northern property line of The Township at Colony Park. This Rear Yard Fencing Requirement along the northern property line of The Township at Colony Park. This Rear Yard Fencing Requirement along the northern property line of The Township at Colony Park. This Rear Yard Fencing Requirement along therwise approved by the Architectural Review Committee adjacent to the southern side of the Private Drive along the northern side of lots 81-95 and 96-99B. Unless otherwise directed by the Architectural Review Committee, as a minimum standard, fencing type "C" will be required for the Required Rear Yard Fencing at the rear of Lots 1-21, 85-95 and 96-99B.

Finish Floor Elevation

No finished floor elevation of any "living area" in any building structure shall be established and constructed less than 24" above the highest frontage elevation. Garage finished floors shall be a minimum of 6" above finished exterior grade. Foundation walls for the primary building shall be exposed a minimum of 18" above grade and generally a maximum of 36" above grade. See Architectural Requirements Do's and Don'ts Section for appropriate example.

In addition to the 24" requirement stated herein, Lots 1-13 have specific minimum finished floor elevation ("FFE") requirements, at mean sea level ("MSL"), as follows:

- Lot 1 FFE must be 364' MSL or higher
- Lots 2-4 FFE must be 365' MSL or higher
- Lots 5-8 FFE must be 366' MSL or higher
- Lots 9 –12 FFE must be 367' MSL or higher
- Lot 13 FFE must be 368' MSL or higher

<u>Garages</u>

Each single-family dwelling shall have an attached fully enclosed garage accommodating not less than two automobiles. All garages shall be finished inside and shall be equipped with wood or metal doors. See "Construction Components and Building Materials: Garages" section.

Harboring Of Animals

No animals of any kind shall be raised or bred on any residential lot or any common area. No more than two generally recognized house or yard pets may be kept or maintained on a residential lot, provided, however, they shall not be kept, bred, or maintained for any commercial purposes and provided further, that any such pet(s) does not cause or create a nuisance or unreasonable disturbance. All pets must be kept on a leash and under the control (including waste removal) of their owner when outside the residence. All pets shall be properly vaccinated and registered with the appropriate public authorities.

In order to preserve the enjoyment rights of each lot owner, pet enclosures and/or pet runs (i.e. dog runs) are prohibited in the narrower sideyard of each residence.

Land and Building Use

All land use in The Township at Colony Park Traditional Neighborhood Development shall conform to the Declaration of Covenants, Conditions and Restrictions, all current zoning laws and The Township at Colony Park Overlay District Ordinance. Each lot shall have a numerical designation. Land shall also be divided into common parcels consisting of permanent open spaces which may include walks, roadways, playgrounds, parking areas and other facilities for the common use and benefit of anyone owning property in The Township at Colony Park Traditional Neighborhood Development.

Lot Division and Addition

No residential lot shall be further subdivided and no more than one single-family dwelling (attached or detached), or live/work unit, shall be constructed or permitted on each lot. It is important that the visual appearance and streetscape quality not be altered by decreasing the density of residential homes in The Township. Any such change that might occur by placing one home on two residential lots must be approved by the Architectural Review Committee.

Maintenance

Each occupant will maintain the appearance of their residential lot, building and improvements in a high quality condition. Grass, weeds, and vegetation on each residential lot shall be kept mowed and trimmed at regular intervals by the property owner so as to maintain the same in a neat and attractive manner. Trees, shrubs, and plants that die or become severely diseased shall be removed promptly from all residential lots.

No clotheslines shall be erected or maintained on any residential lot nor shall clothes, sheets, blankets, laundry of any kind or any other articles be hung or exposed in any of the yard portions of any of the residential lots where exposed to public view or other property owners. Any improvement or equipment for the open air-drying of laundry shall be screened from view by placement at least 6" below the fence line surrounding such residential lot.

Materials Storage

No building material of any kind or character shall be placed or stored upon a lot until the property owner has obtained approval of their Final Plans and Specifications and is ready to begin improvements. No building material shall be placed or stored in the street or between curb and property line during construction.

Minimum Square Footage Requirements

The minimum heated and cooled floor areas (as measured from the outside of all exterior walls of the residence and to the center line of party walls of Town Homes) exclusive of porches, decks, open areas, and garages shall be in accordance with the minimum square footage requirements for specific lots published by the Architectural Review Committee or as indicated on the attached Exhibit "1" or in any Regulating Plan which may be adopted by the Architectural Review Committee, either of which may be revised from time to time.

Mobile Homes and House Trailers

No house trailers or mobile homes shall be permitted at any time, whether used for residential purposes or not.

Obstructions and Views

Plans and specifications for all residences and improvements should be designed to take advantage of views, vistas, and wooded environments of The Township at Colony Park. Privacy walls or fences are not allowed to obstruct significant views as determined by the Architectural Review Committee. In order to insure maximum privacy between residences, views into courtyards and side yards of adjacent houses shall be limited where the separation between buildings is less than 15'. Views may require the installation of privacy fencing and other ARC approved means of protecting the private spaces of adjacent properties. Where the separation is 15' or greater, the privacy intent shall be considered and additional openings may be allowed subject to ARC approval.

Service Yards/ Waste Container

No mechanical equipment such as a filter system for a swimming pool, compressor units, utility meters, heat pumps or other similar types of equipment may be located in such a way as to be visible to the facing or frontage street, to the public view, or to other property owners. Each property owner must provide receptacles for garbage in a screened area, which is not visible from streets or private drives. It is advised that this area also accommodate air conditioner compressors and any necessary exterior storage.

The following shall be permitted in rear or side yards only and not visible from streets and private drives: HVAC equipment, utility meters, permanent outdoor cooking grills, permanent play equipment and hot tubs.

Sewage Disposal

The use of privies, septic tanks, cesspools or disposal plants for the disposal of sewage is prohibited. The use of outdoor toilets is prohibited except during construction only, where they are required. All residences constructed in this development must be connected to the city's sewage system. R:\1000 Series\021063.TCP Single Family Residential Phase 1\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc Page 8 of 61

Signage/Etc.

No owner or occupant of any residential lot may allow anything to be hung from windows or displayed from the outside wall of any residence other than the American Flag, plants, or similar items. No sign, radio, or television antenna may be affixed to an exterior wall or roof of any structure. Each residence may contain a built-in concealed TV antenna or cable system if desired. Individual owners or their agents may not display any real estate or construction signs except those in accordance with the attached Exhibit "2" or with the express permission of the Architectural Review Committee.

House Numbers

House numbers should be five (5) inches in height and be solid brass with oil rubbed bronze (ORB) finish unless otherwise submitted and approved by the Architectural Review Committee. The house numbers shall be Baldwin as found at Ridgeland Specialty Hardware or approved equal.

Site Design and Utilization

Plans and specifications for all buildings and improvements shall be designed to reasonably conform to the natural terrain. Every effort should be made to save major trees or other unique site features. Minimum setback and Build-to-Line requirements are provided on the attached Exhibit "3" with additional clarification found on Exhibits "4A" through "4F". In accordance with the Overlay District Ordinance stoops, stairs, chimneys, bay windows and other similar protrusions may extend beyond the Build-to Line as long as they do not exceed 25% (twenty-five percent) of the street front façade with approval of the Architectural Review Committee. See Exhibits "4A" through "4F" for examples. Always confirm setback and Build-to-Line requirements with Architectural Review Committee prior to commencing design.

In instances where side yard/court orientation as to side yard setbacks needs to be established on specific lot blocks, the hierarchy of first southern exposure and then, second eastern exposure will apply depending on the street direction orientation. See Architectural Requirements Do's and Don'ts Section for appropriate details.

Swimming Pools

Private residential in-ground swimming pools are permitted but shall be screened from the street and constructed in the side or rear yard. Small scale hot tubs or plunge pools are appropriate for sideyards, but larger full size pools should be reserved for rear yard conditions.

Temporary Structures

No structure of a temporary nature, tent, basement, shack, mobile home, garage, barn, or other outside buildings shall be used on any Residential Lot or Common Parcel under the jurisdiction of the Architectural Guidelines at any time as either a temporary or permanent residence.

Use Clarification

No industry, business, trade, occupation or profession of any kind shall be conducted, maintained, or permitted on any residential lot except as provided by any governing municipality ordinance or regulation and the approval of the Architectural Review Committee.

Vehicle Use and Storage

Use and storage of all vehicles and recreational equipment upon residential lots, roadways, and common parcels shall be subject to rules as provided herein:

- All vehicles shall be currently licensed and maintained in operating condition so as not to cause or create hazards or nuisances by excessive noise levels, exhaust emissions, or appearance. Inoperative motor vehicles are strictly prohibited except for emergency situations.
- Overnight parking of all recreational vehicles and related trailers, trucks and/or sports equipment shall be in garages or appropriately screened enclosures, designed for such parking. Large recreational vehicle parking shall be on an overnight basis by special permit only.
- No motor vehicle may be repaired (except for emergency repairs) on any lot, street or Common Area except where such repairs are done within an enclosed garage or in an area screened from public view.

Water Supply System

No individual potable water supply system is permitted on any lot.

Architectural Requirements

Exterior Walls

Construction Components and Building Materials

A minimum of fifty percent (50%) of the building walls (excluding glass areas) of a structure shall be finished in brick veneer, stucco (not EIFS), painted brick veneer, parged brick veneer, or real stone veneer (real stone being principally at the base of the primary structure). For the remaining fifty percent (50%) of wall area, wood clapboard, board and batten, horizontal lap siding (including short runs of "Hardie" siding), shiplap, ARC approved shingle siding or other ARC approved sidings may be utilized. All sidings shall be sealed with paint on all four sides (i.e. back primed/sealed). A minimum of two of the above materials shall be utilized but no more than three. Natural (unpainted) brick shall be wood molded, recycled antique brick or an ARC approved equal similar in color, texture and quality. Brick may also be painted with the use of cherry red smooth brick or cherry red velour brick for the brick surface to be painted. Certain "sand-faced" non-wood molded or antique brick may be acceptable but only with the express written permission of the Architectural Review Committee. All proposed exterior brick veneer or paver material for any residence must be submitted for approval to the Architectural Review Committee with the Construction Document Review request.

The ARC strongly encourages the use of brick on 67% of the residence for the benefit of the owner in purchasing fire insurance at a discounted rate.

Foundation walls, piers and pilings shall be brick veneer, stucco (not EIFS), painted brick veneer, parged brick veneer or real stone veneer.

Undercrofts (crawl space walls or deep turned-down footings) shall be skirted with brick veneer, stucco (not EIFS), painted brick veneer, parged brick veneer or real stone veneer. Where undercrofts appear under open-air porches, lattice (horizontal and vertical only) may be installed between piers.

Walls and fences shall be generally constructed of the same materials as the first floor of the primary building. Piers constructed of masonry, stucco (not EIFS), painted brick, parged brick or real stone with wood pickets may replace solid walls. See the "Landscape and Site Requirements" section for more information on fencing.

All gates shall be constructed of wood or painted ironwork. Walls, such as street walls or courtyard walls, may be perforated. Non masonry fencing shall be made of rough cedar, smooth cedar or pressure treated wood. All pickets, pales and boards shall be made of rough cedar, smooth cedar or pressure treated wood.

Architectural Details & Specifications

Building walls shall be built of no less than two but no more than three materials and one of the three materials must make up the majority of the wall area. In general, heavier materials should appear below lighter materials. If utilized, significant material change shall occur at a floor line or at a significant architectural detail such as a bay window projection or a porch. Wood clapboard and shingles shall be horizontal.

Horizontal siding shall have a maximum 7" exposure to the weather. Wall shingles shall have a maximum 8" exposure to the weather. Decorative wall shingles shall not be permitted. Wall shingles shall be machine cut with the bottom edges aligned flush.

Exposed and mitered corner joints are encouraged but not required. Where corner boards are utilized, their dimensional width shall create a "vertical look" to the wall detail and will typically be no more than 4" wide. When corner boards are utilized the dimensional width on adjacent faces shall be equal.

On building walls stucco shall be applied with the appropriate moisture membrane (i.e. "Tyvek" or 30 # felt) and utilizing galvanized metal lathe directly over wall studding and sheathing. Stucco or plaster coating may also be applied to concrete block or poured concrete. All stucco shall be steel troweled.

In order to maintain historically appropriate vertical building proportions in the development, the minimum finished ceiling height for first floor spaces shall be 10' and for second floor spaces 9'. Exceptions to these ceiling heights for specific conditions such as second floor roof spaces, garages etc., <u>may</u> be granted by the Architectural Review Committee.

Foundation walls for the primary building shall be exposed a minimum of 18" above grade and generally a maximum of 36" above grade.

Exterior trim shall be a minimum grade "B" trim lumber or an approved equal, such as Hardi-TrimTM. Trim pieces shall not exceed 5 $\frac{1}{2}$ " in width at corners and 4" in width around openings, except at the front door of the primary building where it may be any size or configuration approved by the Architectural Review Committee. Exceptions may be granted for classical detailing. The use of decay resistant materials at locations particularly prone to decay is strongly encouraged (i.e. mahogany, Spanish cedar, redwood, re-dried pressure treated material or Hardi-TrimTM). Nailing,

screwing or bolting of all exterior trim shall be performed with galvanized or stainless steel materials. The use of composite exterior trim materials such as "Style Solutions" and "Fypon" <u>may</u> be acceptable exterior trim material if the finished appearance is indistinguishable from wood and depends upon the proposed location of such material(s) on the structure. The use of such materials may only occur with written approval of the Architectural Review Committee in writing following a sample submittal during the Construction Document Review process.

Walls (such as street or courtyard walls) shall be a minimum of 8" thick and have a horizontal cap that is rectangular with a 1" projection beyond the wall below or have a horizontal cap that is rounded or beveled.

Fences on adjacent lots shall have differing designs subject to the approval of the Architectural Review Committee. Where a wall or fence on one property meets a taller or shorter wall or fence on another property, it is the responsibility of the latter designer to appropriately transition their wall or fence to the height of the former.

Specific Architectural Elements

Construction Components and Building Materials

Balconies shall be constructed of painted steel, painted steel and wood, or wood only. Balconies shall not be constructed where cantilevered elements that are part of the enclosed conditioned structure are exposed to the weather and thus prone to deterioration and rotting. Special care in construction plan detailing of all balconies and porches is required and will be thoroughly reviewed by the Architectural Review Committee. See Exhibits "5A", "5B", "5C", "5D" and "5E" for requirements.

Chimneys shall be finished with brick, painted brick, parged brick, stone, or stucco (not EIFS). No exposed metal chimney flues are permitted. See Architectural Requirements Do's and Don'ts Section for appropriate details. Where fireplaces are utilized, the use of vented wood burning or natural gas burning fireplaces is required as opposed to non-vented natural gas burning fireplaces. The use of non-vented natural gas burning fireplaces may be permitted with the approval of the Architectural Review Committee where the use of a vented fireplace is impractical (as determined by the Architectural Review Committee) because of design considerations.

Piers and arches shall be masonry, stone or stucco (not EIFS).

Porch columns shall be made of masonry, stucco (not EIFS), wood or Perma-cast TM material. Porch floors may be wood, masonry, quarry tile, slate, stone, or stained and scored with a pattern concrete (provided the edge details of the concrete are not exposed). Porches may be open or enclosed with copper screen or glass. Glass porch enclosures will only be permitted at the frontage of the building with approval of the Architectural Review Committee. Porch ceilings shall be enclosed with painted or stained wood.

Steps and stoops shall be made of wood, masonry, stone, or concrete. If concrete is utilized, then the side walls of the steps and stoop shall have masonry, stucco (not EIFS) or stone.

Decks shall be located only in the rear or side yards and located where not visible from streets, private drives or foot paths. Decks shall be elevated a maximum of 18" above grade and painted or stained.

Awnings shall have a metal structure covered with real or synthetic canvas (not plastic).

Flashing and all metallic elements (other than approved standing seam roof materials or ornamental iron, etc.) shall be copper, lead or natural colored galvanized steel.

Architectural Details and Specifications

Balconies shall be structurally supported by brackets or tapered beams.

Chimneys shall be designed and constructed with a minimum 2:1 proportion in plan and capped to conceal spark arrestors. All metal flues shall be proportionally installed on center lines of the chimney in both directions. Flues shall be no taller than required by Building Code. Fireplace enclosures and chimneys shall extend to the ground. See Architectural Requirements Do's and Don'ts Section for appropriate details.

Piers shall be no less than 12" x 12".

Breezeways and porches shall have vertically proportioned openings.

Screened porches shall be framed of wood, and their framing installation behind framed railings is strongly encouraged.

Classical columns and arches are primarily reserved for large houses. In all instances, the use of these elements shall incorporate within the design the use of the Tuscan or Doric orders with the correct proportions, profiles and details in accordance with <u>American Vignola</u>. All arches shall be a minimum of 8" thick. All columns shall be properly installed, primed and painted (including the ends), and provide for appropriate ventilation at top and bottom. See Architectural Requirements Do's and Don'ts Section appropriate details. All columns that are not 6" x 6" to 8" x 8" square R:\1000 Series\021063.TCP Single Family Residential Phase I\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc Page 12 of 61 chamfered solid wood columns or are tapered columns with capitals and bases within the Tuscan or Doric order must be specifically approved by the Architectural Review Committee. Such approval must be obtained during the Construction Document Review process by submitting large scale shop drawings or factory shop drawings of the proposed column(s).

Porch beam construction shall comply strictly with historically correct height proportions and construction detailing. See Architectural Requirements Do's and Don'ts Section for appropriate details.

Posts shall be a minimum of 6" x 6", and the use of chamfered square columns is encouraged.

Railings shall have top and bottom rails. Wood top rails shall be round or eased, and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the spindle, boards or pickets. The openings between the vertical members shall be a minimum of 1" and a maximum of 4". See Architectural Requirements Do's and Don'ts Section appropriate details.

Awnings shall be rectangular in shape with straight edges. Awnings may have side panels but shall not have a bottom soffit panel. Awnings shall not be backlit.

All exterior trim shall be either painted (with paint) or sealed with an opaque or <u>semi-solid</u> stain. The practice of priming and sealing all of <u>four</u> surfaces of all exterior wood trim ("back priming") is required.

All exterior lighting shall be approved by the Architectural Review Committee. The use of exterior gas lantern lighting is strongly encouraged. The exterior lighting plan shall be included in the plans and specifications submitted for approval and shall include (but not be limited to) at Rear Private Drive locations two 60 watt maximum incandescent lights at each garage entrance activated by dawn to dusk photocells. Photocells must be direct wired and hidden from view. Photocells that are "screw-in" or otherwise attached between the light bulb and the fixture are NOT approved photocell devices. See Exhibits "6A", "6B" and "6C" for examples (specifically Private Drive & Utility Lighting). These fixtures are to be installed so that the fixtures provide illumination both for the garage entrance and the Private Drive adjacent to the residence. The fixtures must have a "downward illumination" such as would be created by said example fixtures. The use of direct flood lights is prohibited on street and private drive frontages and their use in general is discouraged to reduce light pollution at night. Flood lights and their proposed location may be approved by the Architectural Review Committee at certain locations upon written request. Said approval must be obtained in writing from the Architectural Review Committee prior to the installation of any such flood lights.

Dormers shall strictly conform to classical historical detailing and proportions. Dormers shall light habitable spaces. Eyebrow dormers are encouraged also. See Architectural Requirements Do's and Don'ts Section for appropriate details.

Roofs		
Construction Com	ponents and Building	<u>y Materials</u>

All pitched roof materials shall be one of the following materials:

Natural slate	
Flat terracotta shingles	
Standing seam copper	
Synthetic slate equal to Slate Select manufactured by	Slate Select
	3162 Miller Park Drive North
	Garland, Texas 75042, (972) 276-2000
Synthetic slate equal to Majestic Slate manufactured by	EcoStar Inc
Synthetic shale equal to majesite shale manufactured by	Post Office Box 531287
	Birmingham, AL 35253, (205) 879-3424
	birinighan, AE 55255, (205) 077-5121
Terne Metal Roofing manufactured by	Follansbee Steel
c ,	Follansbee, WV 26037, (800) 624-6906.
Standing seam metal manufactured by	Berridge Manufacturing Company
	1720 Maury Street
	Houston, TX 77026 (800)231-8127
	Tee Panel Series – 12 ¾" wide panels with 1" nominal
	seam height
	24 gauge
	Cee-Lock Panel – 16" wide panels with 1 ½" seam height
	24 gauge
	2 · gauge
	Colors Allowed: Champagne or other ARC approved selections from the
	10 11

5-V Crimp Metal Roof

Minimum Standards for the 5-V Crimp Metal Roof (Homeowner or Builder must submit proposed profile cut sheet):

- 1. 26 Gauge Dark Bronze (must submit small proposed sample for approval) or 26 gauge galvalume (not galvanized)
- 2. Dark Bronze finish must be Kynar 500 or an equal siliconized polyester paint (with a no fade warranty).
- 3. Colors other than Dark Bronze or galvalume are <u>strongly discouraged</u> and in all instances no Kynar finish different than Dark Bronze will be accepted other than Deep Red (that emulates "Terne Roofing Red") or Deep Green (that emulates extremely aged Patina natural copper). If Deep Red or Deep Green is approved <u>at all</u>, they will only be approved on a case-by-case basis depending on architectural merit. All decisions of the ARC are <u>final</u>.

metallic finishes standard with Berridge and Weathered Galvalume.

- 4. If rain gutters are to be used, then ½ round copper gutters and round copper downspouts shall be used when Dark Bronze 5V roofing is utilized and ½ round galvalume gutters and galvalume round downspouts when galvalume 5V roofing is utilized.
- 5. The use of the manufacturers' specifications is required for all products.
- 6. If a solid plywood (not OSB) substrate of at least 3/4" is not exclusively used as a substrate to be fastened into, the use of wood 1x6 purlins under the 5V roof panels where the 1x6's are attached to, the rafters underneath and the plywood or OSB sheathing with approved under layment, is required. The spacing of said 1x6's shall be a maximum of 3'-0" O.C. The 1x6's shall be screwed into the roof rafters underneath the plywood or OSB.
- 7. Screwing of the 5V roofing shall be performed with a <u>maximum</u> of a ¹/₄ inch hex-head nut driver screw head. The utilization of a noncorrosive screw equal to a "Zack" screw # 9 is required. This screw has a non-corrosive metal cover that protects the neoprene washer on the screws from deterioration from the sun and other natural elements. The screw shall be a minimum of 1 ¹/₂ inches long to provide penetration through the 1x6's and plywood or OSB beneath.
- 8. Screwing shall be in accordance with the manufacturer's specifications at the eaves, rakes, ridges, valleys, wall to roof and in the field, etc. The "field spacing" shall be screwed at every 1x6. All "field" screwing shall be done 3'-0" on center (running up the roof). If wind loads determine otherwise (a greater frequency of screwing) the use of 5V roofing will not be allowed by the ARC.
- 9. Panel lengths shall be installed to keep end joints to an <u>absolute minimum</u>.
- 10. Rake closures, valleys and all wall to roof conditions and details shall be "clean" and strictly follow the manufacturer's requirements.
- 11. Roof flashings and penetrations shall be kept to an absolute minimum.
- 12. The use of a low profile (ARC approved) vented ridge cap is required so as to eliminate the need for ventilation vents "cut into" the roof (see ridge design Exhibit #7).

- 13. All vent penetrations shall utilize "deck tight" flashings and the vents shall be "color matched" to the roof. The use of non-penetration plumbing vents equal to Studor Manufacturing is required where code allows, thus minimizing penetrations.
- 14. A special "drip mold" must be utilized to cover the "backside" and "underside" of the metal at the eave (see drawing Exhibit #7).
- 15. The use of a "waterproof" under layment is required.
- 16. All panel screwing shall be done in the "flat" not on top of the "V" (see manufacturer's recommendations for differences).

Premier Roof - Premier Shingle with Ridge Tile Specifications

As determined by the Architectural Review Committee ("ARC"), the use of a Premier Shingle with approved Ridge Tile ("Premier Roof") <u>may</u> be allowed where architectural merit is applicable. Said "Premier Roof" shall be equal to those manufactured by CertainTeed and having the brand name of "Centennial Slate^{CS}" or "Grand Manor^{GM}." CS and GM materials as approved and dated March 19, 2010. In the event that certain colors and/or patterns are discontinued, changed or otherwise varied from the March 19, 2010 versions of the products CertainTeed – Centennial Slate^{CS} and CertainTeed – Grand Manor^{GM}, they shall *NOT* be allowed under this guideline unless otherwise approved by the ARC.

Minimum Standards (Homeowner or Builder must submit proposed profile cut sheet and samples):

- 1. Premier Shingle must be CertainTeed Centennial Slate^{CS} or CertainTeed Grand Manor^{GM}. The following colors for each have been approved:
 - a. CertainTeed Centennial Slate^{CS} (New England Slate, Plymouth Rock and Smokey Quartz)
 - b. CertainTeed Grand Manor^{GM} (Gatehouse Slate, Stonegate Gray and Colonial Slate)
- 2. Premier Shingle must have a 50 year or greater transferable warranty.
- 3. Approved "Ridge Tile" is the *Hecker Ridge Tile V-Ridge* series available in 115° or 90° pitches. The tile pitch selected must consider the roof pitch and allow the tile ridge to rest as close to the roof surface as feasible. The tile pitch must match the roof pitch.
- 4. The Hecker Ridge Tiles shall be limited to Charcoal, Dark Brown and Light Brown unless otherwise submitted to and approved by the ARC. All decisions of the ARC are <u>final</u>.
- 5. Approved Ridge Tiles on Centennial Slate^{CS} New England or Plymouth Rock and Grand Manor^{GM} Colonial Slate are as follows:
 - c. <u>50%</u> Charcoal (Black), <u>35%</u> Dark Brown and <u>15%</u> Light Brown
 - d. No more than three (3) Charcoal tiles and no more than two (2) Dark Brown tiles may be used in a row. A random pattern shall be used.
- 6. Approved Ridge Tiles on Centennial SlateSM Smokey Quartz and Grand Manor^{GM} Stonegate Grey or Gatehouse Slate are as follows:
 - e. <u>60%</u> Charcoal (Black) and <u>40%</u> Dark Brown (0% Light Brown)
 - f. No more than three (3) Charcoal tiles and no more than two (2) Dark Brown tiles may be used in a row. A random pattern shall be used.
- 7. Installation of Hecker Ridge Tiles, V-Ridge tiles shall be butt jointed with $\frac{1}{2}$ " to $\frac{3}{4}$ " mortar joints. Therefore, $\frac{1}{2}$ " to $\frac{3}{4}$ " spacing is required between each tile. Three inch (3") copper nails are required on the "downhill" side of each tile for support.
- 8. Mortar shall be two (2) parts #4 sand and one (1) part Portland Cement Type N. Colored mortar <u>may</u> be considered and is subject to approval by the ARC.
- 9. Copper flashing shall be used and exposed in the valleys. Eave flashing shall be of copper along with all other flashing required around chimneys and wall to roof conditions.
- 10. If rain gutters are to be used, then ½ round copper gutters and round copper downspouts shall be used.

The use of the manufacturers' specifications is required for all products.

Flat roofs (where permitted) shall utilize single membrane, EPDM single membrane or copper. On flat roofs that are permitted, copper will be required where views to the roof are significantly important as determined by the Architectural Review Committee.

Each Homeowner or Builder is responsible for complying with all manufactures installation instructions for roofing. The Architectural Review Committee and The Township Land Company, LLC assume no responsibility for the correctness of these roof specifications. If these roof specifications in <u>any way</u> contradict the specifications of any manufacturer, then the Homeowner or Builder <u>must</u> have any deviation from these specifications approved by the ARC <u>prior to any installation</u> of the product(s). These ARC specifications are written to govern primarily aesthetics and therefore strict compliance with the aesthetic requirements must be adhered to unless otherwise approved by the ARC.

Gutters and downspouts, when used, shall be made of copper (not copper coated) or natural colored galvanized steel. Metal chains may be utilized in lieu of downspouts where special drainage conditions do not require the use of downspouts. Downspouts shall be placed at corners of the building at locations least visible from streets. Splash blocks or direct drainage into storm sewers is required. Splash blocks shall be made of concrete, masonry or stone.

Flashing shall be copper (not copper-coated) or natural colored galvanized steel. All flashing metals shall be allowed to age naturally (not be painted or sealed) except those flashings used in conjunction with the approved Berridge standing seam roofing products or other approved metal roof systems listed immediately above (or Architectural Review Committee approved equals).

Architectural Details and Specifications

Primary roofs on all free standing buildings shall be symmetrical with a slope of 6:12 to 12:12. Slopes less than or greater than indicated <u>may</u> be approved by the Architectural Review Committee on a case by case basis if merited proportionally. Hipped, gabled, gabled hips, hipped gables and flared gables are all allowed roof designs.

Ancillary roofs (attached to walls or roofs) may be shed roofs sloped no less than 3:12.

Flat roofs shall only be permitted with approval of the Architectural Review Committee.

Eaves and overhangs shall be continuous, unless overhanging a balcony or porch. Eaves or overhangs on the main building shall have an overhang of 18" or less unless approved by the Architectural Review Committee. The use of open "rafter tails" and specialized eave detailing such as eave crown molding is strongly encouraged. Eaves and overhangs on accessory or out buildings shall match the overhang of the main building (as to the 18" or less overhang dimension). See Architectural Requirements Do's and Don'ts Section for appropriate details.

The use of boxed in eaves is prohibited. See Architectural Requirements Do's and Don'ts Section for appropriate details.

Gutters shall be square (not ogee) or half round. Downspouts shall be round and may only be square or rectangular with specific approval from the Architectural Review Committee. Shaped gutters will be considered on a case by case basis when part of an integral fascia system.

Roof penetrations (that are not masonry or stucco) for plumbing vents etc., shall be placed so that they are not easily visible from streets, and the plumbing vents are to be lead flashed only or in the instance of a natural copper roof or galvanized roof, copper or galvanized respectively. Plumbing or HVAC vents penetrating a Berridge approved roofing material shall be installed according to the manufacturers specifications in a color to match the approved roof material. Roof penetrations for ventilation such as power vents and furnace vents shall be painted with high heat paint to match roof color (dark gray roofs may use flat black) and placed at locations not easily visible from streets. Where such vents penetrate copper, natural galvanized or an approved Berridge standing seam roof material then such vents shall match (be the same material as) either the copper, natural galvanized or approved Berridge material color and be installed according to the manufactures specifications and recommendations.

Windows and Openings

Construction Components and Building Materials

Windows shall be made of wood (painted) or wood clad. The window glazing shall be clear glass except as otherwise approved.

Doors (not garage doors) shall be wood or wood clad. Doors shall be painted or stained. The primary front door of the primary building shall be wood (not wood clad), painted or stained.

Shutters shall be wood (mahogany, Spanish cedar or re-dried pressure treated) painted or stained.

Security doors and window grilles must be approved.

Architectural Details and Specifications

Windows shall be rectangular, vertically proportioned, and operable. Transoms may be oriented horizontally with panes that match other adjacent opening configurations. Double hung, casement or fixed windows are permitted. Multiple windows in the same rough opening shall be mulled together providing distinct vertical lines indicating the existence of separate windows. The use of a separation post where multiple windows occur is strongly encouraged. Windowsills in masonry shall project a minimum of 1" from the face of the building.

Window muntins are required and shall be true divided light or fixed on the interior and exterior surface of the glazing (Simulated Divided Lite - "SDL"), and shall create panels of square or vertical proportions.

All windows shall be energy efficient thermal pane glazing or integral storm panel glazing (an integral storm panel example: $Pella^{TM}$ "DGP"). All screens shall be integral with the window. The screen material shall be made of brass, bronze or black (charcoal) vinyl.

Front doors, including the entry door to the porch of a side yard house shall be located on the frontage line. Front doors on the houses of corner lots shall be placed on the frontage line of the more primary street. Paired main entry doors and other paired doors facing a street frontage (including corner lots) shall be a maximum width of 5' finished opening. First floor entry doors on street frontages shall be a minimum of 8'tall. Upper floor doors on street frontages shall be a minimum of 7' tall where the opening utilizes a door only. Where a door and a transom is utilized on upper floors, the door shall be a minimum of 6' 8" tall and the transom a minimum of 1' 6" tall. Transoms of a minimum of 1'-6" tall may be utilized for doors or windows. The entry door itself for first floor entry doors on street frontages must maintain a minimum height of 8'. The minimum head height of street frontage windows shall be 8'.

Doors shall be hinged. Doors, except garage doors, shall be constructed of planks, raised panels, flush panels (not flush with applied trim), stiles and rails that express the construction technique.

Garage doors shall be a maximum of 9' in width, except where a greater width is <u>required</u> by condition of tight turning radius. An 18' garage door may be utilized upon approval by Architectural Review Committee. Garage doors are to be a minimum of 8' tall, and garage doors shall be metal paneled, flush metal or wood. Garage doors shall be painted or stained. All garage doors shall be installed and maintained with an electric garage door opener. The use of cladding with wood planks to resemble swinging doors is strongly encouraged, as is the use of special arbor treatments above the garage doors. All garage doors designs must be submitted in the Design Review process and will be specifically approved by the Architectural Review Committee with consideration of garage doors adjacent to or in close proximity. Architectural Review Committee approved lighting is required at the rear of each garage with "dusk to dawn" photo cells. See Architectural Requirements Do's and Don'ts Section for appropriate details.

Driveway gates shall be inswinging and have a maximum width of 12'.

Shutters shall be operable, sized and shaped to match the openings to which they are adjacent or attached to. See Architectural Requirements Do's and Don'ts Section for appropriate details.

Crawl space doors and openings shall be secure. Crawl space doors shall be located where not visible from streets or drives. Crawl space openings for ventilation shall have wire mesh behind the ventilation opening. All crawl space vents shall architecturally compliment the building as to size, location and design.

All articulations around windows and openings are subject to the approval of the Architectural Review Committee.

The exterior installation of all exterior windows or openings shall be performed with galvanized or stainless steel materials.

Paving and Flat Work

Construction Components and Building Materials

For all paving and flat work that is not part of a porch floor, a wood deck or a sidewalk at the frontage(s), the following materials are permitted: brick pavers, slate, blue stone, flag stone, quarry tile, scored or tooled with a pattern stained concrete, smooth or lightly broom finished tool bordered with a pattern natural concrete. The use of materials other than concrete is strongly encouraged.

Sidewalks at the frontage(s) shall be natural colored concrete only.

Architectural Details and Specifications

All paving work shall strictly conform to the control joint details indicated on the plans approved by the Architectural Review Committee.

Garage aprons are to be installed with a minimum of 5 1/2" of reinforced concrete (whether topped with another material or not).

Connection details of drives and sidewalks of individual lots to streets, common private entry drives or community sidewalks will be strictly enforced.

The Plans and Specifications submitted shall include: sidewalks, a minimum of 5' wide at the frontage(s), the portion of the rear entry private drives appurtenant to the respective lot, all sidewalks and garage aprons to the building from all streets, private drives and sidewalks.

The paving material and its pattern utilized to go from the street frontage to the main entry doors of the residence shall extend to the street. This paving however will not interrupt the 5' required sidewalk along all street frontages.

General Architectural Specifications

I. <u>Energy Efficient Design</u>

Buildings shall be designed for energy efficiency. Where practical the use of renewable and recyclable materials shall be utilized in construction of buildings and improvements. Energy efficient HVAC equipment shall be utilized. All glazing shall conform to the glazing standards listed elsewhere in the Architectural Guidelines. The minimum insulation standards for all buildings are as follows:

Exterior WallsR-19 (Styrofoam or polystyrene may be used in conjunction with R-13 batt insulation)*AtticR-30Crawl Space FloorR-19

* In the following instances, the minimum standards listed below are acceptable, notwithstanding the R-19 exterior walls requirement listed above:

- 1) Brick Veneer- 2" x 4" studs with either plywood sheathing, OSB sheathing or Styrofoam/polystyrene sheathing, then "Tyvek" or 30 # felt, then the brick veneer.
- 2) Stucco Walls- 2" x 4" studs with either plywood sheathing or OSB sheathing, then "Tyvek" or 30 # felt, then the stucco veneer.
- 3) Horizontal Siding or Wall Shingles- 2" x 4" studs with either plywood sheathing or OSB sheathing, then "Tyvek" or 30 # felt, then the horizontal siding or wall shingles.

Adequate vapor barriers and proper ventilation in attics, crawl spaces, and exterior walls are required.

II. <u>Street Orientation/Porches</u>

Buildings shall be designed with "street hierarch" in mind. Concepts of community and New Urbanism acknowledge the fact that a building elevation above or "superior to" the street is desirable (see page 7 of 55 "Finish Floor Elevation"). As such front porches are a required design element for all buildings. The extent and size of said required porches will be determined by the Architectural Review Committee in context with the specific architectural design of the proposed building, site location and adjacent buildings. Corner lots have two (2) street frontages and therefore the concepts of "street hierarchy" and porch design shall be considered on both street frontages.

III. <u>Miscellaneous Provisions</u>

The following shall be subject to approval of the Architectural Review Committee (not an exhaustive list):

Exterior colors, brick, stone, mortar colors, awning colors and patterns, fence designs, railing designs and exterior light fixtures and lighting.

The following items shall not be permitted: window air conditioning units, exterior fluorescent lights, direct exterior flood lights on street and private drive frontages, above ground pools, (except those that are temporary and inflatable for small children), panelized wall materials, artificial stucco (EIFS), manufactured foam moldings (without the express written consent of the Architectural Review Committee), ground mounted flag poles, scroll work, external alarm systems, and skylights.

EXHIBIT "1"

MINIMUM SQUARE FOOTAGE REQUIREMENTS (Heated and Cooled Space) December 02, 2003

Lot #	Min. Sq. Ft.	Lot #	Min. Sq. Ft.	Lot #	Min. Sq. Ft.
1	2500	48	2100	96	1650
2	2500	49/50	2100	97	1650
3	2500	51	2200	98	1650
4	2500	52	2200	99	1650
5	2500	53	2200	99A	1650
6	2500	54	2200	99B	1650
7	2500	55	2200	100	2000
8	2500	56	2200	101	2000
9	2500	57	2200	102	2000
10	2500	58	2200	103	2000
11	2500	59	2400	104	2000
12	2500	60	2400	105	2000
13	2500	61	2400	106	2000
14	2500	62	2400	107	1800
15	2500	63	2400	108	1800
16	2500	64	2400	109	1800
17	2500	65	1800	110	1800
18	2500	66	1800	111	1800
19	2500	67	1800	112	1800
20	2500	68	1800	113	1800
21	2500	69	1800	114	1800
22	2400	70	1800	115	1650
23	2400	70	1800	116	1650
24	2400	72	1800	117	1650
25	2400	73	1800	118	1650
26	2400	74	1800	113	1650
20	2400	75	1800	119A	1650
28	2400	76	N/A	120	1650
29	2400	77	2200	121	1650
30	2400	78	2200	122	1650
31	2400	79	2200	123	1650
32	2400	80	2200	124	1650
33	2100	81	2000	124A	1650
34	2100	82	2000	125	1650
35	2100	83	2000	126	1650
36	2100	84	2000	127	1650
37	2100	85	2000	128	1650
38	2100	86	1800	129	1650
39	2100	87	1800	129A	1650
40	2100	88	1800	130	LIVE/WOR
41	2100	89	1800	131	LIVE/WOR
42	2100	90	1800	132	LIVE/WOR
43	2100	91	1800	133	LIVE/WOR
44	2100	92	1800		
45	2100	93	1800		
46	2100	94	1800		
.~	2100	2 I	1000		

EXHIBIT "#2A"

REAL ESTATE MARKETING SIGN STANDARDS



EXHIBIT "#2B"

REAL ESTATE MARKETING SIGN STANDARDS



APPENDIX A to The Township at Colony Park TND Overlay District Ordinance

Build-to-Line and Setback Schedule	FRONTAGE BUILD-TO-LINE	SIDE YARD SETBACK	REAR YARD SETBACK	TYPICAL	TYPICAL
					DEPTH
BUILDINGS FRONTING ON A RESIDENTIAL STREET	EET				
TND SINGLE FAMILY (Rear Loaded)	Distance from the Build-to-Line to the Frontage property line shall be a minimum of 10' and a maximum of 25' See Appendix D Street Sections	3' 6" and 6".6" from the property line opposite the 3' 6" side	18' or greater or 8' or less to rear lot line	25'	.08
TND SINGLE FAMILY (Side Loaded)	Distance from the Build-to-Line to the Frontage property line shall be a minimum of 10' and a maximum of 25' See Appendix D Street Sections	3.6" and 15' on driveway side	Minimum 15' to rear lot line	50,	30,
THD RESIDENTIAL CONDOMINUMS	Distance from the Build-to Line to face-of-curb of the most dominant Street Edge shall be a minimum of 12' See Appendix D Street Sections	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
TND TOWNHOUSES	Distance from the Build-to-Line to the Frontage property line shall be a minum of 10' and a No sideyard required for attached internal maximum of 25' See Appendix D Street Sections	No sideyard required for attached internal units and 3' 6" at end units	18" or greater or 8" or less to rear lot line	18	75'
THD LIVEWORK	Distance from the Build-to-Line to the Frontage property line shall be a minimum of 10' and a No sideyard required for attached internal maximum 0.55 efforts. See Appenduc D. Steed Sections	No sideyard required for attached internal units and 3'6" at end units	18' or greater or 8' or less to rear lot line	10 [.]	65'
BUILDINGS FRONTING ON A COMMERCIAL STREET	RET				
TND OFFICE	Distance from the Build-to Line to face-of-curb of the most dominant Street Edge shall be a minimum of 15 See Appendix D Street Sections	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
TND RETAIL	Distance from the Build-to Line to face-of-ourb of the most dominant Street Edge shall be a minimum of 12' See Appendix D Street Sections	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
THD RESIDENTIAL CONDOMINUMS	Distance from the Build-to Line to face-of-ourb of the most dominant Street Edge shall be a minimum of 12' See Appendix D Street Sections	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
THD TOWNHOUSES	Distance from the Build-to Line to face-of-curb of the most dominant Street Edge shall be a minimum of 12' See Appendix D Street Sections	NONE REQUIRED	NONE REQUIRED	18'	20,
THD LIVEWORK	Distance from the Build-to Line to face-of-ourb of the most dominant Street Edge shall be a minimum of 12 See Appendix D Street Sections	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
THD LIVE/ABOVE	Distance from the Build-to Line to face-of-curb of the most dominant Street Edge shall be a minimum of 12' See Appendix D Street Sections	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
OTHER "LAND USES PERMITTED" FRONTING ON A COMMERICAL OR RESIDENTIAL STREET	DN A COMMERICAL OR RESIDENTIAL	STREET			
OTHER "LAND USES PERMITTED"	Distance from the Build-to Line to face-of-curb of the most dominant Street Edge shall be a minimum of 12' See Appendix D Street Sections	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED

Revised 06/11/03

BUILD-TO-LINE AND SETBACK SCHEDULE





R:\1000 Series\021063.TCP Single Family Residential Phase I\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc





Page 26 of 61






















Landscape and Site Element Requirements

These landscape standards have been developed to set forth general guidelines for landscape, irrigation and hardscape design, while allowing creative thought outside of these guidelines and to assist The Township at Colony Park lot owners in the preparation and submission of their required landscape design plans.

As a general rule, all areas visible from a public street, private drive, or an adjacent lot shall be landscaped and irrigated. An individual lot owner's responsibility for landscape and irrigation installation extends from the back of curb along the public street to the rear property line or the edge of pavement on all lots with private drives. The owner's responsibility also extends from one side property line to the other or from the side property line to the back of curb along the public street in the case of corner lots. The owner's responsibility will also extend to the edge of pavement of private drives on either or both sides of a lot.

Fence Design

Privacy fencing may be used to provide a division between personal and public space. An approved Type "A" fence <u>must</u> be constructed to the side property line(s) of each property, providing privacy for sideyards. If one fence is to abut an existing fence, the design and construction must be the same material or be architecturally compatible as determined by the Architectural Review Committee. Walls and fences shall generally be constructed of the same materials as the first floor of the primary residence. While creative design is encouraged, over ornamentation is to be avoided. Alternative designs may be submitted for approval to the Architectural Review Committee.

Acceptable material combinations include; Iron, Stucco over masonry, Stucco over masonry and iron, Stucco over masonry and wood, Brick or stone masonry, Brick or stone masonry and iron, Brick or stone masonry and wood. All fence designs are to be submitted to the Architectural Review Committee for approval. Wooden fence surfaces are to be stained or painted (both sides). Acceptable wood fencing materials include; rough or smooth western red grade #2 cedar, or pressure treated wood equal to CopperwoodTM (not osmose pressure treated). Iron fencing should be painted with industrial grade paint.

The fence design should consider the surrounding context, where all fence designs and colors should compliment the house and be compatible with neighboring homes. Colors and designs shall be submitted to the Architectural Review Committee for approval.

Privacy Fencing-Type "A"

Six foot tall privacy (Type "A") fencing shall be used to enclose private space adjacent to the residence, but may not extend closer than one foot to the front facade of the residence or closer than 5' to the concrete edge of the rear private drive. Privacy fencing may not exceed 6' in height unless otherwise approved by the ARC. Wooden fences over 6' in height should not be considered. A Type "A" fence running parallel to the public street is <u>required</u> and must be constructed to the property line(s) of the adjacent home and no closer than one (1) foot from the front façade. The first residence constructed is responsible for building the pilaster (Exhibit "D-2" and "D-3"), which is centered on the property line (center line of pilaster is on the property line). Please see Exhibit "D-2" for more information on this detail and the location in relationship to the residence. All required privacy fences as shown on Exhibit "D-2" must be stucco, masonry and/or wrought iron fencing. The "Required Privacy Fence" (shown on Exhibit "D-2") constructed to the property line may not be constructed of wood unless otherwise approved by the ARC. Wooden gates are acceptable.

See Exhibit A for acceptable fencing examples and see Exhibit D-1, D-2 and D-3 for their acceptable placement on the site.

Front Yard Fencing-Type "B"

Transparent fencing of no more than 4' in height may extend past the front building facade to the front property line along the public street. If the front yard is fenced, at least one pedestrian gate of matching design should be provided along the street sidewalk. Acceptable transparent fencing includes wrought iron and wooden picket fencing. Use of a low Brick, Stone or Stucco over masonry knee wall (18" max ht) with iron fencing above, as shown in Exhibit B is also acceptable.

See Exhibit B for acceptable fencing examples and see Exhibit D-1 for their acceptable placement on the site.

Wooden Fencing-Type "C"

Rear yard fencing on lots 1-21, 81-95 and 96-99B, or lots as directed by the Architectural Review Committee, may utilize an all wood fence construction (Type "C") fencing. All opaque fencing must be terminated behind the building's front facade. Type "C" shall not be visible as viewed from any public street. Type "A" or Type "B" fencing shall be used in all areas visible from public streets.

Type "C" fencing may also be used along internal lot lines of adjacent residences with approval of the architectural review committee. Fencing used in this manner shall terminate behind the building's front façade and shall not exceed 6' in height.

See Exhibit C for acceptable fencing examples and see Exhibit D-1 for their acceptable placement on the site.

All fencing designs and locations are subject to Architectural Review Committee review & approval.

See Exhibit D-1 for acceptable fencing locations.

Mailbox Design

To allow for a continuity of design of the streetscape, while providing the homeowner the option to choose their specific mailbox design, The Township at Colony Park has provided the following approved mailbox designs. The paint for all mailboxes will be industrial grade gloss black paint on a mailbox made of copper (not the posts and finials the actual mailbox/receptacle). One source for these mailbox designs is Outdoor Graphics, Jackson, Mississippi, (601)939-0586. The location of each mailbox will be approved by the Architectural Review Committee.

See Exhibit E

Typical Details

Pedestrian sidewalk and drive apron details have been set forth to insure uniformity of sidewalks and driveway design throughout the Township at Colony Park. All lot owners will be responsible for the construction of driveway aprons and pedestrian sidewalks along the public street frontage(s) of their property. Corner lot owners will be responsible for the construction of the pedestrian sidewalk along the frontage on both streets.

See Exhibit F

Front Sidewalk

Each lot owner shall construct a sidewalk from the residence to the pedestrian sidewalk along the public street right of way. This walk shall be a minimum of 3'-6" wide and shall be of broom finished edge tooled poured concrete, brick, stone, slate or concrete paver construction.

Sideyard Treatments

Each home has a dominant setback sideyard (typically greater in width), which in most cases is adjacent to an adjoining neighbor's non-dominant setback sideyard (typically narrower). In order to maximize each property owner's privacy, non-dominant sideyards must be improved in one of the following manners:

- Planted completely with an approved ground cover and mulch;
- Planted with an approved sod;
- Covered with weed control filter cloth and a minimum of 2" of crushed slate. Any area being covered with crushed slate will need to be edged with a .40 treated 2 x 4 to prevent slate washing into a neighbor's yard.

Street Tree Planting

To create a pleasant streetscape for the enjoyment of all Township at Colony Park residents and patrons, street tree planting will be established by each lot owner along their street frontage. The selected variety for all right of way street tree planting will be Willow Oak (Quercus phellos).

Street tree planting shall occur within the 4'-6" wide planting strip between the public street back of curb and pedestrian sidewalk. Street trees shall be generally spaced at 40' on center along all public street frontage(s) unless site features necessitate slight adjustment. Contact the Architectural Review Committee for approval before any adjustments are made. Measurement shall be taken from the last tree planted. Trees are to be limbed up to allow unencumbered sight lines near intersections and maintained in that fashion. Trees shall be pruned to maintain the natural growth habit of the species and not to interfere with the pedestrian or vehicular traffic.

The street tree size will be a minimum of 2 ½ caliper. The required caliper size & height will change to match other street trees on adjacent lots as they grow. New trees will match existing street trees in caliper up to 4". Caliper measurement is to be taken 6" above ground level.

All street trees planting along with any deviation from the recommended spacing shall be submitted on the landscape plan to the Architectural Review Committee for review & approval.

To maximize shade tree canopy along the private drives, a minimum of one (1) $2\frac{1}{2}$ caliper shade tree shall be planted on each lot between the rear façade of the residence and the edge of the private drive on lots with a private drive in the rear.

All Street tree planting shall be done in accordance with Exhibits G, H, I& J.

Plant Material Palette

R:\1000 Series\021063.TCP Single Family Residential Phase I\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc

Page 39 of 61

Plant varieties and placement shall be selected as not to create trash or litter problems and should reinforce and enhance the architecture of the home.

The following plant material depicts a representative plant list. Use of other indigenous plant material is encouraged. Variations from this list may be submitted to the Architectural Review Committee for approval.

<u>Trees</u> Botanical Name

Common Name

Botanical Name	Common Name
Acer palmatum	Japanese Maple
Acer rubrum	Red Maple
Acer saccharinum	Silver Maple
Betula nigra	River Birch
Cercis Canadensis	Redbud
Cornus florida	Flowering Dogwood
Cupressocyparis leylandi	Leyland Cypress
Franxinus pennsylvanica 'lancelolata'	Green Ash
Ginkgo biloba	Ginkgo
Gedistia triacanthos	Honey Locust
Ilex attenuatta 'Fosterii'	Fosters Holly
Ilex opaca	American Holly
Ilex vomitoria	Yaupon Holly
Koelreuteria paniculata	Golden Raintree
Lagerstroemia indica	Crapemyrtle
Liriodendron tulipifera	Tulip Poplar
Magnolia grandiflora	Southern Magnolia
Magnlia soulangiana	Saucer/Japanese Magnolia
Magnolia virginiana	Sweetbay Magnolia
Myrica cerifera	Southern Waxmyrtle
Platanus occidentalis	Sycamore
Prunus cerasifera	Purple Leaf Plum
Quercus nigra	Water Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus virginiana	Live Oak
Taxodim distichum	Common Bald Cypress
Shrubs & Ornamental Grasses	
Abelia grandiflora	Glossy Abelia
Aucuba japonica	Japanese Aucuba
Azalea species	Azalea
Berberis thunbergii	Japanese Barberry
Buxus microphylla	Boxwood
Camellia japonica	Common Camellia
Camellia sassaqua	Sassanqua Camellia
Cleyera japonica	Cleyera
Cortaderia selloana	Pampas Grass
Fatsia japonica	Fatsia
Forsythia intermedia	Forsythia
Gardenia jasminoides	Gardenia
Hydrangea macrophylla	Bigleaf Hydrangea
Hydrangea quercifolia	Oakleaf Hydrangea
Ilex cornuta 'carissa'	Carissa Holly
Ilex cornuta 'Needlepoint'	Needlepoint Holly
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
Jasminum floridum	Florida Jasmine
Juniper species	Juniper
Ligustrum japonicum	Japanese Ligustrum
Loropetalum sinense	Loropetalum
Miscanthus gracillimus 'sinensis'	Miscanthus
Nandina spp.	Nandina
Nerium Oleander	Oleander
Pennisetum alopecuriodes 'Hamelin'	Dwarf Fountain Grass
Prunus caroliniana	Cherry Laurel
Raphiolepis indica	Indian Hawthorn
s\021063 TCP Single Family Residential Phase I\06 Architectural Guid	elines\MISC-10-07-14-Residential Architectural Guid

R:\1000 Series\021063.TCP Single Family Residential Phase 1\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc

Spirea species

Spirea

Groundcovers & Vines

Ficus pumila	Creeping Fig
Gelsemium sempervirens	Carolina Jessamine
Hosta species	Hosta
Rosa Lady Banksiae	Lady Banksia Rose
Aspidistra elatior	Aspidistra
Cyrtomium falcatum	Holly Fern
Hemerocallis species.	Daylily
Juniper species	Juniper
Liriope muscari	Liriope
Ophiopogon japonicus	Mondo Grass
Trachelospermum asiaticum	Asiatic Jasmine
Vinca Major or Minor	Bigleaf & Littleleaf Periwinkle

Planting Standards

- All plant materials shall comply with American Standard for Nursery Stock standards for container size, caliper, height and spread.
- All yards adjacent to public right of ways shall be solid sodded.
- Plants placed at the front of the residence should be selected for their maturity and size. All shrub planting in the front of the residence shall a minimum of a 3 gallon size.
- The planting strip immediately behind the curb will be completely sodded with Meyers Zoysia Z-52 sod.
- Single row plantings should be avoided. Where possible the use of double row or staggered spacing arrangements is encouraged.
- Plants should be selected for their appropriate scale to the space that they are placed. Planting should not be placed as to cause injury, create a security hazard or obstruct views to or from vehicular traffic. Care should be taken near intersections not to obstruct vehicular sight lines.
- Soil mixture is to be sandy well drained mixed with existing soil. Planting beds should be mounded approximately 6" after settlement to insure a good planting medium and proper drainage.
- Natural drainage patterns shall be maintained. Routing of excessive runoff onto neighboring properties shall be avoided.

All planting shall be done in accordance with Exhibits G, H, I, J, K, & L.

Landscape Lighting

The installation of landscape lighting is encouraged to facilitate the enjoyment of the landscape during the night time hours, as well as during the day. Lighting may be used to highlight specific landscape or architectural elements or to provide path lighting. Landscape lighting shall not become a nuisance to neighbors or a hazard to vehicular traffic. A landscape plan with the all proposed lighting shall be submitted to the Architectural Review Committee for review and approval.

Landscape Irrigation

All landscaped or lawn areas are to be irrigated by automated underground sprinkler systems or professionally installed concealed drip irrigation systems. All systems are to be equipped with an automatic controller and rain sensor. Overspray on hard or constructed surfaces shall be kept to a minimum. The controllers should be set for particular site conditions to minimize unnecessary runoff from the site. Street side planting strip shall be irrigated with the residence irrigation system by using bubbler or strip spray heads. Irrigation systems should be run in the early morning hours before the streets and sidewalks are used by pedestrians. Sleeves for irrigation and lighting shall be provided under the pedestrian sidewalk to the street side planting strip. Any above ground backflow prevention apparatus shall be covered with a dark green weather-proof cover and placed in an inconspicuous location. All irrigation heads are to be "pop-up" type. Typical risers are 4" in turf areas and 12" in planting bed areas. If taller risers are required due to mature plant material, their placement shall be hidden from view and the risers shall be painted black or constructed of copper.



R:\1000 Series\021063.TCP Single Family Residential Phase I\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc





R:\1000 Series\021063.TCP Single Family Residential Phase I\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc

Page 44 of 61













R:\1000 Series\021063.TCP Single Family Residential Phase I\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc

Page 50 of 61

unpublished work @ 2004 The Township Land Company, LLC, et % al.









Page 54 of 61



Page 55 of 61

Design/Plan Review and Building Procedures

Architectural guidelines, established civic development requirements, and protective covenants and restrictions are ultimately protective in nature and ensure the safety, lifespan, and quality of a development. Each is critical in the success of any planned development.

The Township at Colony Park has provided this information with input from urban planners, architects, landscape architects, developers, government officials, and specialized consultants in order to provide the most current understanding of appropriate planning and building guidelines.

The Township at Colony Park's guidelines and requirements, in all their forms, are designed to encourage diversity and aesthetic interest while establishing minimum standards for long-lasting building products, safe and appropriate building details, and appropriate and nurturing planning guidelines. Each of these is developed and adopted in an effort to ensure a well-built and appropriately planned development which encourages community involvement, home value appreciation and appropriate environmental respect. Our goal is to maintain a long lasting neighborhood, pleasing in its aesthetic and conducive in its planning.

Design/Plan Review

Items to review in establishing design parameters include:

- a. The Township at Colony Park Traditional Neighborhood Development Overlay District Ordinance (adopted as of August 7, 2001, revised as of June 11, 2003)
- b. The Township at Colony Park Traditional Neighborhood Development (TND) Architectural Guidelines
- c. Declaration of Covenants, Conditions and Restrictions for The Township at Colony Park Traditional Neighborhood Development (TND)
- d. The Township at Colony Park Traditional Neighborhood Development (TND) Approved Residential Architects List
- e. The Township at Colony Park Traditional Neighborhood Development (TND) Approved Residential Builders List and <u>Current Fees</u>

Because some of the above-referenced items are dynamic documents and may be revised from time to time, it is the responsibility of each lot owner to confirm that they are referencing the most recent version of each document. For your convenience, the above-referenced documents are available in hard copy upon request to The Township at Colony Park Architectural Review Committee for a fee of \$35.00 per set (checks made payable to The Township at Colony Park Homeowner's Association).

Please make sure each of these documents has been provided to any consultants involved in the development of your project. Residential architects who are not on the approved Residential Architects List may request from the Architectural Review Committee a Residential Architects Questionnaire.

The Architectural Review Committee will meet a minimum of once monthly to act upon submissions for property improvements. All submissions must be made a minimum of fifteen (15) days prior to the committee meeting date and be complete as outlined herein.

Schematic Review (Preliminary Plans)

In order to determine a proposed structure's compliance with each of the guiding documents and to give periodic guidance, the Architectural Review Committee requires a lot owner to submit schematic plans for review.

The elements required in the Schematic Review Package are as follows. <u>Please note the name, telephone number and address of the</u> <u>owner and architect, engineer, or landscape architect on each drawing.</u>

- a. Site Plan at 1/8"=1' or 1/4"=1' (preferably 1/4" = 1') including:
 - North arrow
 - Lot lines
 - Setback/build-to dimensions
 - Building footprint including all stoops, porches, balconies and entries shown
 - Fences and/or street walls
 - Drives, aprons, and walks dimensioned
 - Site elevations at all corners

R:\1000 Series\021063.TCP Single Family Residential Phase 1\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc

- Finished Floor Elevation ("FFE") at main portion of residence, FFE at any courtyards, and FFE at garage (all at Mean Sea Level "MSL")
- Drainage plan
- b. Floor Plans for each floor applicable at 1/4"=1' including:
 - Calculations for total heated/cooled area and total covered area
 - Overall dimensions for residence
 - Room names and dimensions
 - All overhangs, stoops, and porches planned
- c. Exterior Elevations at 1/8"=1' or 1/4"=1' (preferably 1/4" = 1') including:
 - All exterior elements
 - Preliminary exterior material specifications rendered to show material and color selection
 - Roof pitch(es)
 - Total height relative to ground level
 - Ceiling heights
- d. Please use this section to defend any request for variance from any guideline or requirement.
- e. Design Review Fee is due in a check made payable to The Township at Colony Park Homeowners' Association. Please contact the Architectural Review Committee for the dollar amount required.

Any direction given to the lot owner upon return of the Schematic Review documents will be noted as a recommendation or as a requirement. Requirements must be incorporated into the Construction Documents Review package, and recommendations are provided to the lot owner to assist in maximum design development.

Construction Documents Review (Final Plans)

In order to determine compliance with each of the guiding documents and to ensure incorporation of Schematic Review comments, the Architectural Review Committee requires a lot owner to submit Construction Documents for review **prior** to the construction permitting process with the applicable governing authority.

The elements required in the Construction Documents Review Package are as follows: <u>Please note the name, telephone number and</u> address of the owner and architect, engineer, or landscape architect on each drawing.

- a. Site Plan at 1/18"=1' or 1/4"=1' (preferably 1/4" = 1') including:
 - North arrow
 - Lot lines
 - Setback dimensions
 - Building footprint including all stoops, porches, balconies and entries shown
 - Fences and/or street walls
 - Drives, aprons, and walks dimensioned
 - Location of all utility services and mechanical equipment with appropriate screening indicated as required
 - Site elevations at all corners
 - Drainage plan
 - FFE at main portion of residence, FFE at any courtyards, and FFE at garage (all at MSL)
- b. Floor Plans for each floor applicable at 1/4"=1' including:
 - Calculations for total heated/cooled area and total covered area
 - Overall dimensions for structures
 - Room names and dimensions
 - All overhangs, stoops, and porches planned

- c. Exterior Elevations at 1/4"=1' (unless sheet size were to exceed 42" x 36", then at 1/8"=1') including:
 - All exterior elements
 - Complete exterior material specifications and samples with color selections noted and rendered (Include installation instructions)
 - Roof pitch(es)
 - Total height relative to ground level
 - Ceiling heights
 - Cut sheet and specifications on garage door

d. Foundation Plan at 1/4"=1' including:

- Footing sizes and depths
- Slab depth (if applicable)
- Footing reinforcements spacing and sizing
- Slab reinforcement spacing and sizing
- Type of vapor barrier under slab or in crawl space

Provide a copy of the Geotechnical Investigation Report (Required)

- e. Door and Window Schedules
- f. Details showing: (where applicable)
 - Exterior wall sections
 - Porches
 - Dormers
- g. Landscape Plan at $1/8^{"} = 1$ ' or $1^{"} = 10$ ' including:
 - North Arrow
 - All existing and proposed site features, such as; structures, drives, walks, patios, walls, fences, adjacent streets, and adjacent lot numbers.
 - Property boundaries with dimensions
 - Plant varieties, locations, sizes and quantities
 - Any existing trees that are to be removed or to remain.
 - Lawn varieties and method of application
 - Adjacent lots with lot numbers noted
 - Adjacent public streets and private drives
- h. Irrigation Plan at 1/8"=1' or 1"=10' including:
 - North arrow
 - All existing and proposed site features, such as; structures, drives, walks, patios, walls, fences, adjacent streets, and adjacent lot numbers.
 - Property boundaries with dimensions
 - Irrigation head locations, manufacturer and model
 - Controller & rain sensor locations
 - Proposed extent of spray should be noted
 - Adjacent lots with lot numbers noted
 - Adjacent public streets and private drives with names noted
 - Backflow prevention location-to city requirements
 - Meter location and size
- i. Please use this section to defend any request for variance from any guideline or requirement.

Please note, any approval by the Architectural Review Committee is contingent upon, and subject to the approval of the City of Ridgeland. Decisions regarding approval or disapproval will not be unreasonably delayed.

Each lot owner is required to submit a letter to the Architectural Review Committee notifying the committee of a construction commencement date with an attached copy of the governing authority-issued building permit. Construction may begin on a lot only when the Architectural Review Committee has issued a Township at Colony Park Permit to Commence to the lot owner.

Upon completion of the project and final inspection by the governing municipality, each lot owner is required to submit to the Architectural Review Committee a Request for Permit to Occupy with an attached copy of the municipality issued final building inspection and/or certificate of occupancy.

Occupancy of a residence is allowed only after the Architectural Review Committee's Final Inspection and the issuance of a Permit to Occupy issued by The Township at Colony Park.

Contractors and Building Procedures

Upon submission of the Construction Documents Review Package, each lot owner will need to identify their contractor or builder hired for the project. Contractors/Builders who are not on the Architectural Review Committee's approved list of builders may request from the Architectural Review Committee a Contractor/Builder Qualifications Questionnaire. An approved contractor/builder list is available from the Architectural Review Committee.

Each contractor or builder will notify the Architectural Review Committee when the site is ready for stakeout inspection and when ready for final inspection.

As stipulated in The Township at Colony Park Traditional Neighborhood Development (TND) Architectural Guidelines, the following building procedures shall be adhered to in order to maintain neat, orderly and properly maintained private property, common areas and public streets. These building procedures are the responsibility of the individual lot owners, their general contractor and any subcontractors or suppliers performing work or supplying materials.

- All surveying, layout, soils tests and preliminary building layout will be performed with minimal superficial clearing and will be confined to the area within the layout stakes.
- All surface excavation and filling (including foundations) shall be supervised and performed within the footprint of the lot. All excavators and equipment shall "back out" of the lot and ensure the access shall be from the public street. All construction traffic must expressly stay off the private drives.
- All construction activities shall be maintained on the lot only, including storage of any, and all, materials. The construction area shall be enclosed by snow fencing and/or silt fencing if required by the Architectural Review Committee.
- All loads of concrete to a specific project shall be limited to six (6) cubic yards (no exceptions).
- All building operations and procedures will be monitored by the Architectural Review Committee through its appointed agent.
- Lot owners, contractors, subcontractors and suppliers whose practices permanently damage adjacent lots, common areas, private drives or public streets are subject to work stoppage and monetary and/or other damages.
- Trash removal shall be prompt and maintained during construction. Trash shall be maintained in an **on site** container.
- Contractor personnel access to the site shall occur from 7:00 am to 6:00 pm CST Monday through Friday and 8:00 am to 5:00 pm CST Saturday. No work or contractor access shall occur on Sundays or national holidays. Construction access to the site shall be through a construction access as designated by the Architectural Review Committee or as posted on-site.

Inspections

The Architectural Review Committee has the right, through its agent, to inspect all construction at The Township at Colony Park at any time and to halt construction if it is proceeding counter to any requirement outlined in the development's architectural guidelines, covenants, conditions and restrictions, or as outlined in this document. A work stoppage could also be required if any required inspection has not been completed or for other reasons as determined by the Architectural Review Committee. A lot owner will be notified immediately if construction is halted or if any site conditions, construction details, contractor practices, etc. are in violation of the requirements for the development.

R:\1000 Series\021063.TCP Single Family Residential Phase 1\06.Architectural Guidelines\MISC-10-07-14-Residential Architectural Guidelines_Revised-gh.doc

The **minimum** required inspections for construction at The Township at Colony Park are as follows:

- Stake Out Inspection The four dominant corners of the building must be staked out and extended to property lines, and all iron lot corner pins remain clearly visible.
- Sidewalk Inspection Prior to pouring any sidewalks an inspection is required to insure that the proper dimensions have been used and verify that a four (4) inch border will be used. The border described is required on each panel (approximately 5' in length and width). A 4" border trowel is required for this pattern and must be present at the inspection.
- Final Inspection Upon completion of any governing authority required final inspection and issuance of a Certificate of Occupancy by the governing authority.
- NOTE: In no way does compliance with the Architectural Guidelines exempt a structure or building from conformance with all applicable codes (building and/or otherwise) or appropriate building standards. These Architectural Guidelines or any approval granted pursuant thereto do not guarantee or imply compliance with the requirements of any authority having jurisdiction over the property or building or any building or safety codes relative thereto. In no way does an approval by the Architectural Review Committee or any inspection reports certify that the structure is within the required setbacks or that the structure complies with any build-to-line requirements or appropriate building standards.

<u>Date</u>	Activity
	Submission of Schematic Review Request/Package to ARC <u>with submittal of Application Fee, Architectural Review</u> <u>Fee and Construction Performance Deposit</u>
	Return of Schematic Review Package with comments from the ARC
	Submission of Construction Document Review Request/Package to ARC
	Return of Construction Document Review Package from the ARC
	Governing Authority Building Permit Process
	Construction Commencement Request to ARC with copy of governing authority issued building permit
	ARC Issues the Township at Colony Park Permit to Commence Construction
	Contractor notifies ARC when ready for stake-out inspection
	ARC comments on stake out inspection are returned to the owner and contractor
	Any other inspections, if required
	Municipal governing authority Final Inspection Process with issuance of a Certificate of Occupancy
	Contractor Notifies ARC when ready for final inspection with copy of Certificate of Occupancy
	ARC performs Final Inspection and issues a Township at Colony Park Permit to Occupy
	Move in

Note: Resubmittals required to Architectural Review Committee as a result of failure to acknowledge the requirements of the Architectural Guidelines within submittals, or the submission of incomplete Schematic Review Documents or Construction Review Documents will result in the requirement of additional Design Review Fees. Please carefully review the Architectural Guidelines prior to submitting documents for review.

<u>All information and illustrations found within these Architectural Guidelines cannot be replicated or</u> <u>reproduced without the expressed written authorization of The Township Land Company, LLC, and are</u> <u>protected at law</u>.