

ARCHITECTURAL STANDARDS SUMMARY
FOR ESTATES LOTS

(REQUIREMENTS ARE SUBJECT TO CHANGE)

- 1) **DIVERSITY OF STYLES:** It is the intent of the ARC to ensure that each home is compatible with the neighborhood as a whole, while encouraging individuality of style.
- 2) **MINIMUM SQUARE FOOTAGE:**
 Unless otherwise approved by the ARC in their sole discretion, no dwelling may be erected in the Lemay Avenue Estate Lot Area unless the finished floor space area thereof, exclusive of basement, open porches, garages, and attached out-buildings is at least:

Lot and Block	Dwelling Style	Minimum Square Footage
Lots 1-55	Ranch	2400 Square Feet
	2 Story	2800 Square Feet

- 3) **BUILDING LOCATION, BUILDING ENVELOPES, AND GARAGES:**
 Building location, building envelopes and garages shall be as is depicted on the recorded plat. All lots are subject to a specific building envelope as shown of the Final Site and Landscape Plan specific to each lot.

All street-facing garage doors must be recessed behind either the front façade of the ground floor living area portion of the dwelling or a covered porch (measuring at least six feet by eight feet) by at least 4 feet. Any street facing garage doors complying with this standard shall not protrude forward from the front façade of the living area portion of the dwelling by more than eight (8) feet.

Garage doors may be located on another side of the dwelling (“side-or-rear loaded”) provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.

Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. Corner lots are exempt from this standard.

The ARC will discourage the location of driveways being located back to back on neighboring lots. In those cases where back to back driveways are unavoidable, additional setback from side property lines may be required along with enhanced landscaping to buffer the adjacent drives.

- 4) **Compliance Deposit:** A \$1500 deposit payable to the Lemay Avenue Estates Homeowners Association will be collected with each Owners ARC submittal. This deposit will be held in an interest bearing account for architectural control and construction compliance. It is the intent of the Developer to maintain high standards of

cleanliness and compliance throughout the build-out period. Once excavation has been completed, an orange commercial grade construction fence must be installed around the Building Envelope. When construction has been completed and landscaping installed and a written request has been submitted, the construction deposit will be refunded. However, if, in the sole judgment of the Developer, there has not been compliance with stated requirements, a fine may be assessed and debited against the deposit. Furthermore, the Developer may take actions to maintain lots, install fencing, remove trash, etc., from any lot not adequately maintained or properly kept with any costs for such actions being assessed to the Owner over and above the above referenced deposit.

- 5) **Street Tree Installation Deposit:** A \$300 per tree deposit payable to Lemay Avenue, LLC will be collected with each Owners ARC submittal. When the trees have been installed a written request for inspection must be submitted. After inspection the deposit will be refunded. However, if, in the sole judgment of the Developer, there has not been compliance with stated requirements, a fine may be assessed and debited against the deposit.
- 6) **Architectural Review Fees:** Although preliminary submittals are not required, they are encouraged. The ARC will review any Builder’s or Owner’s plans, sketches or conceptual drawings at any stage before final submittal. This process should help Owners avoid the expense and frustration of a possible ARC disapproval of a formal submittal. The review fee is due with this conceptual submittal.

A fee of \$500 for the initial ARC/Architect review must be submitted with the site plan and construction drawings (or with conceptual sketches if a preliminary review is desired.) This fee will allow for one review by the Architect with redline responses, and one re-submittal and response. Additional re-submittals will require another \$150 fee per submittal. The ARC will provide a written response within 15 (fifteen) working days after submittal. Final approval of plans is valid for twelve (12) months. Construction must begin within this period or, if not, plans must be re-submitted and reviewed again, as if they had not been submitted or reviewed before. This re-submittal shall be accompanied by the above referenced \$250 fee. (NOTE: The ARC may adjust the fee schedule for submittals and review at any time.)

7) **EXTERIOR ELEVATIONS ON ESTATE LOTS:**

EXTERIOR FINISH:	50% minimum of entire front elevation to be masonry or stucco. A minimum of return along side elevation shall be 4’ of full length vertical corner wrap. Stucco must be upgraded design with built-out windows and/or other detailing. Brick or stone is encouraged on front elevations with stucco. Rear and side elevations, especially those on roads, corners or open spaces, should also include architectural enhancements such as gable ends, pop-outs, bay windows, masonry, etc.
SIDING:	Hardboard Siding—Painted minimum or equivalent. 8” Maximum reveal. Vertical siding only as accent or complimentary to specific styles.
CORNERBOARDS:	1x6 Battons minimum
FASCIA & SOFFITS:	Minimum 8” fascia with birdbox corners; Minimum 18” soffits
WINDOWS	1”x4” minimum window surround
OVERHANG	Minimum 18” unless style dictates otherwise.

ROOF SLOPE	6/12 Pitch minimum, or for every 1' decrease in pitch, there is a 1' increase in overhang; 12/12 Pitch maximum (Predominant roofs). Other roof pitches may be approved if complimentary to area style.
VENTS, PIPES, CHIMNEY CAPS:	To be located on roof slope away from street whenever possible and painted to match trim, siding or roof material.
DECKS:	Any elevated decks require masonry component, ie. columns, posts, or a covered deck using same roofing materials as house.
COLORS:	Color selection sheets showing body & trim paint and exterior masonry selection must be approved by ARC before installation. All exterior railing, wood, trim must be painted or stained.
ROOFING:	40 Year heavy textured, shadow composition shingle in approved color; OR Tile or slate which has been approved by ARC. Metal roofs or cement tile may be approved if necessary to the architectural style of home and are of a natural color. Standard composition shingles are not acceptable. Spanish style, barrel tile will not be accepted.
HEIGHT:	35' maximum from where driveway meets top of curb.
BUILDING ENVELOPES:	See recorded plat Final Site and Landscape Plan.
GARAGES	All garages must be side-load, rear-load, or recessed at least 8' from front of house. See detailed explanation above.
TOP OF FOUNDATION:	Minimum elevation as per drainage plan prepared by Northern Engineering. Plan shall be noted if TOW is to exceed minimum by more than 1'.
FENCING:	See Fence Detail document for specific requirements. Vinyl is not permitted. Fence stain is Daplin (8234M) and may be purchased from KWAL or Tri City Paint.
LANDSCAPING:	The intention of the approval process is to encourage an open feel between lots. Plans which define a rigid property boundary are discouraged while plans which blend yards through the use of similar planting materials along property lines are encouraged. All lots must have a detailed landscaping plan approved by ARC before installation. Plans to be submitted with dwelling plans or no later than 30 days after close of sale. Grass seeding or sod to be installed within 30 days of closing on all homes completed between May 1 and September 1 of any year. Homes completed after September 1 st must have grass by next June 1 st . In addition to the above requirements, all lots in Lemay Avenue Estates are subject to specific tree lawn requirements. Please contact the HOA if you have any questions, or check the plot plan you received at closing which indicates the specific type and location of trees which are required for each lot.

8) **ORANGE CONSTRUCTION FENCING:** All lots must be fenced with temporary mesh fence prior to any construction-related activity. The rear of the lot and both sides out to the sidewalk or curb must be fenced in order to contain trash and prevent encroachment onto adjoining properties or greenbelt. Owners must access their lots through the front only and may not dump excavated soil or debris on neighboring property.

9) **VEHICLE TRACKING PAD:** Prior to any construction on your lot, contractor must install a vehicle tracking pad consisting of 8-12 inches in depth of 1" washed gravel. The pad should be a minimum of 10 ft. x 20 ft. and installed in a location so that deliveries and access to and from the lot minimizes mud and dirt on public streets

10) **CONSTRUCTION MAINTENANCE:** All Owners are responsible for maintaining their lots by controlling weeds and trash. Each lot should have it's own temporary power, trash container, and portable toilet, unless several Owners have agreed to share these facilities.

11) **CONSTRUCTION TIMELINE:** Construction of the primary residence and/or any other buildings on the lot shall be completed within 12 months from the date the foundation excavation is begun. Completion shall include all exterior improvements to the building, driveways, sidewalks, patios, decks and any other site improvements excluding landscaping. Please refer to the landscaping installation time requirements. Extensions may be granted for the time to complete by the ARC upon request by the owner but any extension granted will be due to unforeseen circumstances, acts of God, regional shortages of labor or materials or other reasons of hardship. Violations of this time to complete provision may result in fines and/or liens on the property.