

Draft last revised June 3, 2000

Architectural Guidelines For Manor Hill

Architectural Guidelines:

The architectural guidelines serve to create a custom home community at Manor Hill. The guiding principals of the architectural review process will be the authenticity of style, color, and texture of the home as viewed from the road or the public space in from of the home. The design should be an authentic documented style. The home design and detailing should be consistent of all four sides of the home. In traditional brick designs, brick rap on the rear and side can be acceptable of property detailed.

Style and Detail:

The mitigation of the garage and the garage doors will be a primary concern in the approval process. Innovative design of the garage within a consistent style is encouraged.

Use of purchased or builder's standard plans may be repeated if separated by three lots and a different elevation and massing is used. The same elevation with different colors may be repeated if separated by six lots.

Square Footage Requirements:

The following Square footage requirements are standard in the entire community:

| <u>Lot Width</u> | <u>Ranch</u> | <u>Two Story</u> |
|-------------------------|---------------------|-------------------------|
| 70' | 1500 sq ft | 2200 sq ft |
| 80' | 1600 sq ft | 2200 sq ft |
| 90' | 1650 sq ft | 2300 sq ft |
| 100' | 1850 sq ft | 2600 sq ft |
| 120' | 1850 sq ft | 2600 sq ft |

Lot Set backs:

A) Side yard lot set backs shall be six feet plus eight feet for a total of fourteen feet.

B) Rear yard set backs will be thirty feet. However, twenty feet rear yard setbacks are allowed in tree save areas or if adjacent to 50 feet or more of open space.

C) Front yard set backs will for thirty feet. However, Front yard set back may be 24' with side entry garages.

Garages:

A) Garage doors shall be turned away from the street with side or rear entry garages on all 120 foot wide lots and is encouraged on all 100 foot wide lots. In addition, the doors should be further screened with landscaping and/or wing walls.

B) Detached garages in the front of the home are permitted and must be attached with a breezeway.

C) Detached Garages in the rear of the home are permitted and do not need a breezeway. However, they must be within the side yard requirements & twelve feet from the rear property line.

D) All garage doors that face the street must have architectural features consistent with the design style such as: gables, offsets, windows, changes in material, or other significant architectural detail. In addition, all garage doors that face the street must have a recess of 2' 8" or more with appropriate architectural details.

E) Curving the drive and sidewalks as grade and lot with permits is encouraged.

Landscaping:

A) All homes shall have a three tree minimum requirement (2.5" or greater in diameter) when lots back up to one another. This includes existing trees.

B) All homes shall have a minimum of two trees in front yards (2.5" or greater in diameter). There should be an additional two ornamental or evergreens in the front yard.

C) All required landscaping shall be installed within six months of occupancy.

Siding:

All siding materials shall be consistent with the architectural style of the design. The architectural control committee will review the use of the siding materials within the context for the architectural style indicated on the drawing and denoted on the architectural review form.

Low and no maintenance materials such as aluminum and vinyl can be used as long as their profile, appearance and color adequately depict their architectural style.

Roofs:

Roofs shall be upgraded dimensional shingles with a minimum 30 year life. Muted and natural colors appropriate to the architectural style are encouraged

Mail Boxes:

The initial decorative mail box will be provided by the developer of the lot to the home builder. Replacement mail boxes must be identical to the decorative mail boxes in the community.

Fencing:

A)Patio privacy fencing is permitted within 15 feet of a patio, pool, or decking area. Fencing should be constructed of stone, brick, rod iron, wood, or synthetic material. **All fences must be approved by the Architectural Review committee prior to installation.**

B) Lot boundary fences above or below ground are not permitted. Also, no front yard fencing is permitted.

Architectural Control:

A) Lots may be contracted for sale prior architectural review approval. However, The Architectural review committee will approve each plan prior to the actual sale of the lot using the attached approval form in exhibit "A". Any changes in the exterior of the home must also be approved prior to installation using this form.

B) The Manor Hill home owners association, through the architectural control committee, will review the community bi-annually for compliance with the guidelines and for maintenance of the architecturally controlled structures and materials. The Manor Hill home owners association provides for liens and eventual foreclosure for continued non-compliance with the guidelines.

Architectural Control Bibliography:

1) Books from the preservation press by the National Trust for Historic Preservation such as: "What Style is it" A guide to American Architecture by John Poppeliers, S. Allen Chambers, Jr. and Nancy B. Swartz: Historical American Building Survey.

2) "American House Styles" A concise guide. By John Milnes Baker, A.I.A. W.W. Norton & Co., 1994

3) "The Architectural Treasure of Early America" by the National Historical Society; 23 volumes; 1988.

4) "A Field guide to American houses" by Virginia & Lee McAlester. A Borzoi book published by Alfred A. Knopf, Inc.; 1984.

Exhibit "A"

**Manor Hill
Architectural Review Committee
Approval Form**

Lot Number: _____

Approved: _____

Keeney Development, LLC

Lot Size: _____

Architect: _____

LBH Design

Customer: _____

Builder: _____

Architectural Style: _____

Square Footage: _____

Plans Submitted by and date stamped (please attach) _____
Name Date

*(Two copies need to be submitted with floor plan and front elevation with materials and comments noted. Minimum size 1/8" = 1'.)

Exhibit "B"

Dear Sir or Madam:

Thank you for your interest in purchasing Lot _____ at Manor Hill. The architectural review committee has approved your plans that were submitted on _____ with the following conditions:

- A)
- B)

Please consider this your formal approval to move forward with regards to architectural compliance. Any changes or variations from the exterior of this plan will need to be approved. Also, the architectural review committee will need to approve your site location prior to installation of your foundation. Finally, we look forward to working with to create a wonderful community in which to live.

Sincerely,

Keeney Development, LLC

