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STANDARD BUILDING and DESIGN SPECIFICATIONS
for**High Gables**

Revised August 1, 2001

Phase Two & Three

NOTE: the Architectural Control Committee, (ACC) for marketability/salability must review All floor plans and landscape plans. All exterior elevations, finishes, colors, materials and site work require ACC approval.

SITE WORK

Clearing & Grading: No tree over a 6" caliper shall be cleared unless within 20 ft. of the house structure, in the driveway or unless specifically approved by the ACC.

Drainage shall follow recorded drainage easements, be directed to the street or drainage structures or may continue as existing, if volume is not increased or concentrated or otherwise causes erosion or damage to adjoining properties.

Driveways shall be broom finished concrete and installed with a curvilinear shape and be a minimum of 3 feet off the property line. Driveways should be no more than 14 feet wide at the property line and curb cuts must be sawed and no more than 20 feet wide and be at least 8 feet off the property line. Side entry turnarounds should be at least 27 feet wide with a maximum of 30 feet. Courtyard garages must allow for a minimum of 4 feet of landscaping between the driveway and the house.

Sidewalks may be broom finished concrete, brick, or stone, and should be installed with a gentle curve.

Retaining walls, which attach to a residence, should utilize the same materials as the wall they adjoin. Crosstie and landscape timber walls may be used if set apart from the residence. Walls must not interfere with the flow of storm water in easements. It is recommended that retaining walls not cross easements.

Landscaping: With the exception of natural or undisturbed areas all street-facing yards must have Bermuda or Zoia sod applied. Integrally designed planting beds with natural ground cover shall be considered as natural areas. No pine islands shall be allowed without new or existing vegetation. Foundation plantings along street facing elevations are to be minimum 3-gallon size plants for lower growing varieties, and a minimum of 7-gallon plants for larger growing varieties. Corner plants should be a minimum of 5-6 feet in height.

HOUSE DESIGN

Architectural styles: Varied styles are encouraged but should be compatible with one of the following styles: Georgian, Colonial, Tudor, Greek revival, Victorian, or Country.

Garages are acceptable as front entry, but when possible side entry is encouraged. Whenever a garage faces a street, double 8 feet wide doors are required with as appropriate front elevation level of detail. All garage doors should have an appropriate head detail such as jack arches or a wooded pediment. Windows are not allowed in garage doors.

Roofs: If visible from the street, gables should have a minimum pitch of 12:12 unless specifically approved otherwise by the ACC. Roofing may be cedar shake, tie, slate or 3-tab or dimensional fiberglass shingles. Colors are encouraged to be black, gray, weathered wood, driftwood or other similar colors and blends.

Bay tops that face a street shall be copper or painted metal.

Full & Queen Anne returns that face a street shall be copper, painted metal or shingled.

Bird-box type returns are acceptable.

Roof projections & vents shall be located so as not to be visible from the street and shall be painted to match the roof.

Metal flashing & wall vents shall be painted to match the roof color of the wall they are on.

Skylights shall be flat glass units and shall not be located on a front elevation.

Solar heat collectors must be located so as not be visible from the street.

Wall materials:

General: Water tables, bands and quoins are encouraged. Siding shall be approved as *Hardiplank* or the equivalent. Only masonry stucco shall be used.

Front, Side, and Rear elevations may be brick veneer, stone veneer, stucco, horizontal siding board, and batten or cedar shakes.

Accent wall materials such as brick or stone must be returned to the first inside corner unless otherwise approved or required by the ACC.

Horizontal siding must be trimmed with 5/4 corner board both ways at the corners, and 1x10 skirt boards with a drip cap. *When stepped at the side foundations each section shall overlap 9-1/2 inches.* No vinyl siding will be allowed.

Openings in brick and stone walls shall be detailed with 12-inch arches or wood pediments at the head.

Openings in stucco walls shall be detailed with 12-inch arches or bands or wood pediments at the head.

Openings in horizontal siding walls shall be detailed with a minimum of 1x4 w/backband.

Shutters must be 1/2 the window width and installed with hinges and shutter dogs. When windows are fitted with shutters the jamb detail as noted above may be lessened.

Front elevation foundations must be brick, stone, or stucco to the level of the first floor to match the front elevation.

Side elevation foundations must be brick, stone, or stucco to the level of the first floor to match the front elevation.

Rear elevation foundations may be brick, stone, stucco, or siding.

Exposed concrete shall always have a painted stucco finish.

Bays and projections: Must be bracketed and detailed with an approved trim.

Chimneys: Unless they terminate onto a rear deck, all chimneys may be taken to grade or may have a 45-degree angled bottom attached to the exterior wall. All street-facing elevation chimneys must be brick, stucco or stone. Side and rear elevation chimneys may be brick, stucco, stone, or siding. All chimneys must be topped with a decorative painted metal shroud.

Street-facing elevation trim:

Eave fascia boards must be a minimum of 1x 8.

Eave frieze boards must be a minimum of 1x 8 with 4-inch crown mold.

Gable rake boards must be a minimum of 1x 8 with bed mold or similar molding.

Windows should be double hung painted wood or wood clad with metal or vinyl. Transoms and half-round and other appropriate accent windows are encouraged. Street facing windows not fitted with shutters must be trimmed with the equivalent of 1x4.

Window muttons are required in all front windows and any street facing windows and must be painted to match the exterior color of the windows.

Exterior window finishes must be painted wood.

Shutters may be wood or vinyl and must be $\frac{1}{2}$ the width of the window to which they are fitted.

Storm window and screen frames must be finished the same color as the window.

Doors must be painted or stained, paneled or full glass French. Side and rear doors may be paneled with the top half glass. Rear patio doors may be sliding wood or glass.

Storm & screen doors and frames must be finished with the same color as the primary door frame.

Glass must be clear or true leaded. Opaque or stained glass will be allowed only where not visible from the street.

Screening shall be anodized or electrostatically painted aluminum.

Porches, front stoops and steps must be designed and detailed with materials to be compatible with the house. Front steps must be at least 5 feet wide unless noted otherwise. Front porches must be at least 6 feet deep unless otherwise approved. Columns must be at least 8"x8" square or round unless otherwise approved. Ceilings must be painted bead-board. Piers to match the foundation material are encouraged but wood columns are acceptable. If the bottom of the skirt is under 18" above grade, that space shall be screened with landscaping. If over 18" it must be covered with lattice to cover the columns. Porch floors must be brick, stone or stained or painted wood. All vertical wood surfaces must be painted: bands, risers, etc.

Decks must be to the rear of the house unless specifically approved otherwise by the ACC. Deck materials must be stained cedar, redwood or pressure treated pine. On interior lots, deck supports shall be a minimum of 4x6 wood posts. Railings are to be standard size.

Gutters shall be OG with rectangular downspouts or half-round with round downspouts. Finishes shall be either copper, painted galvanized metal, or aluminum with a baked-on finish.

Mailboxes shall conform to the neighborhood standard and when possible shall be placed on the left-hand side of the driveway, but shall in no case be closer than 6 feet to the property line.

MODIFICATIONS & MISCELLANIOUS STRUCTURES

Modifications are any repairs, changes or additions to the house or lot after the homeowner has closed. All such work must be submitted and approved by the High Gables Homeowners Association before any work is started. Modifications include but are not limited to the following:

Fences shall be specifically submitted for ACC approval for both design and location.

Approved fence designs shall be natural finish, three rail (split) and post wood. Fences shall be at least 4'-0" high but no higher than 4'-8". Dog wire may be attached to the inside of the fence to contain animals. Fence locations are generally approved to be to the rear of the house and to the property lines or directly behind the house. Exceptions to this guideline may be made to avoid meters, air conditioning equipment, trees, severe slopes and to enclose basement doors.

Attached structures and additions must be designed and constructed to be compatible with the existing house.

Storage & garden sheds must be appropriate for and compatible with the design of the House.

Gazebos are allowed but must be specifically approved by the ACC and must be placed within the building lines.

Detached enclosed structures are discouraged but may be considered.

Patio covers and trellises should be constructed of cedar, redwood or pressure treated pine and should be finished to match the trim of the house and shall be detailed to be compatible with the design of the house.

Pools and hot tubs shall be located directly behind the house with the edge of the water no closer to the property line than 20 feet. All equipment must be within the fence, a minimum of 10 feet off the property lines and located and screened so as not to be a nuisance. Above ground pools and inflatable bubbles are prohibited.

Play equipment, when possible shall be located directly behind the house. If this is not possible the equipment must be at least 10 feet off all property lines and screened from the view of the street. Equipment will not be approved for the front or side yard.

Equipment shall be of natural wood or dark colored metal or plastic. Roofs shall be natural or dark painted materials or dark green canvas.

Basketball goals must be mounted on a clear backboard with black trim and a black pole. Normally locations will be approved only if behind the front corners of the house.

Tennis courts may be permitted on lots where they will naturally fit into the topography and within all building setbacks and easements. Court lighting is prohibited.

Exterior lighting is generally acceptable as follows: Utility/security lighting will normally be approved if installed in the soffit and to the rear of the front corners of the house and directed away from the street and adjoining properties. Carriage type poles may be approved within the building lines. Minimal "Moon lighting" may be approved.

Satellite dishes shall be approved to be no larger than 1 meter in diameter and located for the least visual impact. Dishes shall not be mounted on fencing. All equipment shall be painted to match the color of the structure to which it is attached.

Exterior structures, wall-mounted flagpoles, fountains, birdbaths or any other similar exterior items must be approved by the High Gables Homeowners Association. Free-standing flag poles are not allowed.

Clotheslines of any type are prohibited.

Woodpiles, air conditioning units & garbage cans must be screened from view of all adjacent properties and streets. Window air conditioning units are prohibited.

Signage required by legal proceedings is permitted. Not more than one professional security sign of reasonable size may be permitted by the High Gables Homeowners Association. All other signage must be approved by the High Gables Homeowners Association.