



Architectural Control Committee Guidelines

April 2018

The intention of these guidelines is to preserve the character of The Meadows as a highly desirable residential neighborhood, and to foster and continue its harmonious development.

These are guidelines only and requests are not automatically approved based on whether or not they comply with the provisions of this document. In accordance with the Covenants, Conditions and Restrictions (CCRs), Article VI, Section 6.3, the Architectural Control Committee (ACC) will take into consideration the design, style and construction of the proposed improvement, as well as its location on the lot in order to determine whether it is consistent with the subdivision prior to approving a request.

These guidelines specify and complement the CCRs. Homeowners are required to check with the city in order to obtain any required permits and comply with all local codes and ordinances.

1. APPLICATION TO THE ARCHITECTURAL CONTROL COMMITTEE (“ACC”)

- The ACC shall review all plans for each building, garage, carport, storage shed, rockery, hot tub, or spa (including decks, patios or coverings for same), mailbox, sports court, landscaping device or object, wall, fence, outbuilding, pet house, masonry, signs, lamp post, swimming pool, or other Structure or improvement (hereinafter “Improvement(s)”) prior to the start of construction.
- No such Structure or Improvement shall be placed upon any Lot, unless and until the construction plans and specifications have been approved in writing by the Declarant (currently Stropiq Meadows Partners, LP) during the Development Period, or the Architectural Control Committee thereafter. No alteration of the exterior appearance (including, without limitation, the color of any buildings or structures) of any Improvement shall be made without like written approval.
- Applications for approval shall include complete plans and specifications for all proposed buildings or structures and exterior alterations, together with detailed plans showing the proposed location of the same on the Lot. In addition, the Owner or builder shall indicate which exterior siding, trim and roofing materials and colors will be used to meet the standards set forth herein.
- Applications shall be submitted to the ACC at least ten (10) days prior to the planned permit submittal date and such construction or alteration shall not be started until written approval thereof is given by the ACC.
- Plans may be submitted in printed format or as pdf documents via email.
- The ACC may adopt general or specific standards for all or any part of the design or construction of buildings within The Meadows.
- The decision to approve or disapprove proposed plans rests entirely with the ACC, which shall be authorized to issue rules relating to the implementation of these Declarations, including

governing the design, construction, location, and appearance of all improvements and landscaping on the Property.

- The ACC shall have the right to take into consideration the suitability of the proposed building or other Structure, the material with which it is to be built, and its exterior color scheme and harmony thereof with the Lot and surrounding Lots and improvements, the effect or impairment that said improvements will have on the view of surrounding Lots, and any and all facts which, in the opinion of the ACC, shall affect the desirability or suitability of such proposed improvements.
- The ACC reserves the right to request neighbor sign-off for certain requests.
- There is no fee for submitting an application to the ACC.

2. STRUCTURES

- No building shall be allowed on any Lot except one single family dwelling house, which shall have a fully enclosed floor area of not less than 1,600 square feet. No dwelling house shall exceed two (2) stories (excluding the basement). The calculation of square feet shall be exclusive of garages and basements.
- An auxiliary building may be constructed on a Lot if it is designed and constructed as to be compatible in appearance with the main building and has been fully approved by the ACC.
- No auxiliary building, with the exception of garages, shall have ground coverage in excess of three hundred (300) square feet.
- No mobile home, prefabricated home, trailer, modular home, shack, tent or other pre-built or pre-manufactured home shall be allowed on any Lot

3. CONSTRUCTION TIME FRAME

- All construction work on dwelling units shall be diligently and continuously pursued, and shall be completed within nine (9) months from the date construction is started as to external appearance, including finished painting.

4. LANDSCAPING

- Owners are required to use a balanced approach.
- Landscaping shall not block any views of traffic patterns or sidewalks from any driveway.
- Within 30 days of substantial home completion, the builder or Owner shall install an underground sprinkler sufficient to irrigate the entire lot and area between the curb, and to install the minimum number of required plantings including trees, shrubs and lawn in the front and side yards.
- Within 180 days of substantial home completion the builder or Owner shall install the lawn in the rear yard.
- If the dwelling unit is completed between October 1st and April 15th, then April 15th shall be the date used as the home completion date for purposes of meeting the 30 or 180 day front, side, and rear yard requirements for lawn and trees.
- The Owner of the Lot shall be required to maintain the landscape throughout their Lot including boulevard. This includes, but is not limited to, regular turf maintenance, annual tree and shrub trimming, plant bed mulch, and replacement of dead plants.
- At all times, the landscape shall have at least a 90% survivorship rate. The Owner shall be responsible for the replacement of dead plant material.
- Substantial changes to the originally installed landscaping shall be subject to approval by the ACC.

5. WINDOWS

- Windows must be consistent with other windows in the community.

6. FENCES

- Fencing material shall be harmonious with the adjacent properties.
- No hedge more than six (6) feet in height, nor any fence, wall or similar Structure more than six (6) feet in height, shall be constructed, erected, placed, planted, set out, maintained or permitted on any Lot.
- All fencing and walls must be specifically approved by the ACC prior to their installation.
- The location and height of all fences and other obstructions within a dedicated easement on the recorded Plat shall be subject to the approval of the local jurisdiction in addition to the ACC.
- Fencing in Lot Owners' backyards that are adjacent to Common Areas shall be of a harmonious design, color, material, height and location.
- Fencing is not a requirement, however, if a fence is desired the ACC shall approve fence plans prior to construction.
- Generally, the following provisions shall apply to fences within the Property
 - o Fence height shall not exceed 6', except additional height restrictions and construction specifications might apply to fences adjacent to Common Areas, borders, easement areas and open space.
 - o Chain link fence will not be allowed.
 - o Exceptions to the fence standard will be considered by the ACC if neighbors agree.
 - o All fences constructed or to be constructed on common lot lines shall be constructed and maintained at the equal expense of the Owners of the two Lots on which they are located; provided, however, any Owner who constructs a fence on the common Lot line, without procuring the consent and agreement of the neighboring Lot Owner, shall not be entitled to reimbursement for any portion of the cost of construction.
 - o No fence or wall shall unreasonably interfere with the use and enjoyment of neighboring Lots and streets, and shall not be allowed if, in the opinion of the ACC, the same constitutes an undesirable, noxious or nuisance effect upon neighboring Lot.
- Fences shall be of good quality and design and constructed of a material approved by the ACC.
- It is the applicant's responsibility to locate and identify the property markers, both at the site prior to ACC review and as submitted in sketch form accompanying the submittal.
- All fences must be maintained in proper condition. The ACC, in its full discretion, may determine that a fence is in need of repair, cleaning, paint or either replacement or removal due to worn and undesirable appearance. Upon receiving written notice, the Owner must respond within 30 days with either a plan to remedy the identified problem, or with an explanation as to why measures to remedy the condition are either unnecessary or impossible. If the Owner does not respond, or the response is deemed unreasonable, the Association or Declarant can order remedial actions be taken by a reputable contractor at the Owner's expense.

7. ANTENNAS AND SATELLITE DISHES

- No television antennas, including satellite communication dishes, or such similar devices (other than "mini dishes" with a diameter of less than 24 inches placed in a location hidden from the road), radio aerials, ham radio broadcast or receiving apparatus shall be erected, maintained or placed on any Lot without specific written approval by the ACC. Rotary beams or other similar devices shall not be constructed on any Lot.

8. MAINTENANCE

- Each owner of a Lot shall maintain all Structures and Improvements located thereon in good and sufficient repair, and shall keep the Structures and Improvements thereon painted or stained, lawns cut, shrubbery trimmed, windows glazed, rubbish and debris removed, weeds controlled and otherwise maintain the same in a neat and aesthetically pleasing condition.

- Landscaping and maintenance of the landscaped median strip between the sidewalk and curb in front of each Owner's Lot shall be the responsibility of the Owner. Although the Association shall not be responsible for maintaining the landscaped median strip, it shall have the authority to do so in the event an Owner fails to do so. In the event the Association provides any of the landscaping or elects to maintain any of the landscaped median strip, the Owner(s) of the Lot contiguous to such portion of the landscaped median strip shall reimburse the Association or Declarant for the costs of such landscaping and/or maintenance for the portion of the median strip in front of the Owner's Lot. The Association shall have the right to levy a Limited Assessment against the responsible Owner for the costs of landscaping and/or maintenance.
- All Structures, facilities, equipment, objects and conditions determined by the ACC in its sole discretion, to be offensive, shall be enclosed within an approved structure or appropriately screened from public view.
- All trash, debris, garbage and refuse shall be kept at all times in a covered container and all such containers shall be kept on a Lot within an enclosed structure or screened from public view such as within the garage or behind a fence.
- No articles, goods, machinery, materials or similar items shall be stored, kept or maintained on a Lot in the required set back area along a public or private right-of-way or otherwise kept in the open or exposed to public view.
- Any event or condition on a Lot which, in the sole discretion of the ACC, creates an unsightly or blighting influence, shall be corrected, removed or obstructed from public view, as the case may be, by the Owner of the Lot.

9. TRASH AND ACCUMULATIONS

- No trash, refuse pile, vehicles, underbrush, compost pile, animal waste or other unsightly growth or objects shall be allowed to grow, accumulate or remain on any Lot so as to be a detriment or unreasonable annoyance or become a fire hazard. In the event any such condition shall exist upon any Lot, Declarant or the Association may enter upon said Lot and remove the same at the expense of the Lot Owner who, on demand shall reimburse Declarant or the Association for the cost thereof, and such entry and removal shall not be deemed a trespass.

10. SIDING, EXTERIOR APPEARANCE

- Each house in this Subdivision shall have minimum brick, cultured stone, stone, or stucco on the front exposure covering 20% of the front elevation. Other materials and architectural features may be used to reduce this requirement subject to ACC approval such as bat and board siding and columns.
- The use of siding with a more wood-like appearance such as cement board is encouraged, however, a high quality vinyl siding will be allowed with a thickness equal to or in excess of a minimum of 0.044 inches.
- All siding shall be non-plywood type wood (beveled or grooved), vinyl, or masonry. The use of T1-11 siding is explicitly prohibited.
- Exterior colors and painting shall be in harmony with neighboring houses.
- All exterior colors of a home including siding, trim, and the roof material will need approval by the ACC. Extremely bright, dark or unusual colors that do not fit in with the overall development will not be approved.

11. ROOFS

- Light grey, light tan or white roofing colors will not be approved. Colors previously approved will not need further approval.
- Broken rooflines, gables, hip roofs, etc., are strongly encouraged.
- Shingles must be an architectural relief shingle with a 25-year minimum warranty.
- No gravel roofs will be allowed.

12. EQUIPMENT & VEHICLES

- All vehicles must be kept in a garage or driveway. Regular overnight parking on the street is prohibited.
- No boats, boat trailers, house trailers, campers, motor homes, or any part thereof, shall be stored or permitted to remain on any residential site or Lot for more than forty-eight (48) hours unless the same is stored or placed in a garage or other fully enclosed space, or is entirely screened so as not to be visible from any street and abutting Lots. All screening is to be approved by the Declarant or the ACC.
- Vehicles modified for industrial use, trucks with a capacity in excess of one (1) ton, machinery not involved in on-site work, disabled and/or non-operational vehicles shall be subject to the same restrictions.
- No truck, truck camper, tent, garage, shack or other outbuilding or vehicle shall at any time be used as a residence or living place on any part of The Meadows.
- Upon forty-eight (48) hours notice to the Owner of a Lot where an improperly parked or stored vehicle, boat, or other equipment is located, the Association or Declarant may have the item removed at the Owner's expense.

13. DRIVEWAYS; GARAGES, AND PARKING BAYS

- All driveways and parking bays shall be construed of concrete or concrete aggregate
- Each Dwelling Unit shall have an attached or detached fully enclosed garage adequate for a minimum of two (2) standard size automobiles, however, garages in excess of one car deep will only be counted as one car for purposes of this calculation.
- No carports shall be allowed.
- All Lots shall have a driveway that allows a minimum of two off-street automobile parking spaces within the boundaries of each Lot.
- Gravel or concrete parking areas adjacent to driveways will not be allowed.
- The Owner shall provide sufficient garage space for all automobiles and other vehicles used by the Occupants of a Lot, which vehicles shall be kept within the garage other than for temporary purposes. On street parking is reserved for temporary guest parking. In no cases shall a car be parked on a street for a period of greater than five (5) days.
- Garage doors shall be kept closed at all times practicable.
- Vehicles shall be adequately maintained to ensure that leaking fluids from the vehicles will not occur. If any leaking occurs on a driveway or street, the leaking shall be promptly cleaned and the driveway or street returned to its normal condition.

14. RETAINING WALLS

- Retaining walls shall be built such that no bare concrete is visible from any neighboring lot.

15. EXTERIOR LIGHTING

- Exterior lighting shall not be excessively bright or cause nuisance to other residents
- Decorative light posts must have brick, stone, or other suitable structure at the base.
- Any steel post shall have a proper base.
- Floodlights should be directed so as not to cross the fence line onto adjacent properties.

16. FACADE

- No home with the same structural facade shall be repeated on adjacent properties.