

## **CREEK WOOD ARCHITECTURAL GUIDELINES**

The Architectural Committee is established by Article V - "Architectural Control" of the Restrictive Covenants. Reference is also made to other sections of the Restrictive Covenants that make specific reference to an item covered by the Architectural Guidelines.

Minimum Heated Square Footage: 2500 square feet (Section 7.1)

Setbacks: Unless shown otherwise on the recorded plat, the minimum setbacks are:

Front Yard - 50 feet (Section 7.2.a)

Rear Yard - 50 feet (Section 7.2.a)

Adjacent to Nature Preserve - 60 feet (Section 7.2.a)

Side Yard - 25 feet (Section 7.2.a)

Greenway Easement - 30 feet in width running along the access right of way on the front Lot line(s) of each lot (Section 8.5).

Nature Preserve Easement - 50 foot wide "Buffer Zone" on the rear portion of all Lots which border the Nature Preserve (Section 8.6). In addition a ten foot utility easement is also reserved making a total setback along the Nature Preserve of 60 feet.

Roof overhangs, decks, stoops, steps, and patios shall not intrude into the setback areas.

Building Height - Refer to Section 7.3 of the Restrictive Covenants

### **Exterior Elevations**

1. Exterior elevations will be reviewed for architectural design and materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes in Creek Wood.
2. Each design should be site specific and should take advantage of the natural features and topography of the individual lot. Extensive cutting and resloping of lots is discouraged.
3. Plans should address the total design approach of the home including front, rear, and side elevations.
4. The Architectural Committee may reject any proposed new construction or changes to existing houses based on purely aesthetic grounds, where, in its sole judgment, such action is required to maintain the architectural integrity of Creek Wood.

## **Exterior Materials and Colors**

1. Earth-tone exterior colors and white are preferred. The intent is that individual homes should blend into the natural setting.
2. The selection of exterior materials shall be harmonious with the architectural design of each residence. Natural materials are preferred over synthetic materials. Depending on the specific application, the following materials are approved:
  - a. Wood (cypress/cedar/redwood, etc.): lap siding; cedar shakes or shingles; tongue and groove siding; clapboard.
  - b. Masonry: natural stone and brick (both stone and brick are subject to approval of the selected color and type of material)
  - c. Windows: Wood (windows may be aluminum or vinyl clad or painted exterior)
  - d. Garage Doors: Wood doors are preferred; however, certain raised panel insulated steel doors may be approved based on design. Garage doors with internal windows or glass are not allowed.
  - e. Chimney: Exterior to be masonry. Flues for fireplaces and woodburning stoves must include spark arresters. Spark arresters and chimney caps are to be unobtrusive. Flue pipes at the chimney top should be concealed.
3. The following exterior materials are not approved: Metal siding; vinyl siding; fiberglass and other plastic sidings; concrete block (except sub-grade walls); logs; flagstone used as siding; fiberglass or asphalt shingles used for siding; vinyl clad fascia; certain types of imitation stone and brick. High quality simulated materials (e.g. stone, brick, siding) will be considered on their own merit but are subject to disapproval.
4. The Architectural Committee shall have final approval of all exterior colors and materials. Exterior colors that, in the opinion of the Architectural Committee, would be inharmonious, discordant or incongruous shall not be permitted.

## **Roofs**

1. Recommended roof surfacing materials include cedar shakes and shingles, slate, seamed copper and true dimensional asphalt shingles (CertainTeed Grand Manor, Elk Prestique Plus Series, GAF Timberline "Ultra" Series, Celotex Presidential Shake Series - a weight of 400 pounds per square and a 40 year guarantee are recommend to attain the desired dimensional look). The Architectural Committee has the right to disapprove any roofing material or color choice that it deems unacceptable.

2. All flashing and metal chimney caps should be copper or should have a dark dull finish. Plumbing vents should be placed on the rear roof where possible. Gutters should be copper or should be painted to match the trim.
3. Solar roof panels should be flush mounted and should be integral to the roof design. Solar roof panels should not be visible from the street.

### **Antennae and Satellite Dishes**

Section 6.16 of the Restrictive Covenants: "Exterior radio and television antennae, aerials, and disks and dishes larger than 40" in diameter for reception of commercial broadcasts shall not be permitted on any Lot. Disks and dishes 40" or less in diameter are permitted provided that they are not visible from the street or from an adjoining Lot, and provided that the Architectural Committee has approved the location. No other aerials, disks and dishes (for example, without limitation, amateur short wave) shall be permitted on any Lot without permission of the Architectural Committee as to design, appearance, and location or pursuant to Regulations issued for that purpose."

The following minimum standards apply:

- a. The location must be unobtrusive and should not be visible from the street.
- b. Adequate screening is to be provided so that the disk or dish is not visible from any adjoining Lot.
- c. No front lawn or side yard installation is to be allowed.
- d. No installation at the peak of a roof is allowed.

### **Design Duplication**

1. Repetitious designs are discouraged and may not be approved unless there is sufficient variation in detailing, finishes, and colors.
2. The approval of plans, materials, or colors for a specific site does not imply approval for another building site.

### **Grading and Drainage**

1. No clearing of trees or grading shall commence until site plans have been approved in writing by the Architectural Committee.
2. For lots that border the Nature Preserve, "the Lot Owner shall install orange tree protection fencing along the boundary line separating the Buffer Zone from the buildable area of the Lot. The protective fencing shall not be removed from the Lot until completion of construction of and installation of all improvements to the Lot." Section 8.6.

3. In no case shall living trees with a diameter of 6 inches or more (measured three feet above grade) be removed without approval of the Architectural Committee. See Section 7.7 "Trees and Shrubs" of the Restrictive Covenants.
4. Cuts and fills should be minimized. Grading should be designed to complement the natural topography of the site. Cut or fill shall be replanted with plant materials which blend with native vegetation.
5. No bulldozing or digging shall take place until erosion control plans are approved by the Architectural Committee. The erosion control plan should ensure that sedimentation runoff will be retained on site and will not go onto the Nature Preserve or adjoining lots and common areas.
6. Gutters are to be attached to underground pipe. Gutter drains and stormwater must be managed so that it will not drain directly toward adjoining lots.

#### **Outdoor Living Areas**

1. Where possible, outdoor living areas are to be terraces and patios constructed at ground level and made of brick or stone or materials that are compatible with those used on the house.
2. Any proposed decks must be designed in keeping with the architectural design of the house. Piers supporting decks and porches should be of a substantial type construction.
3. Areas beneath elevated decks and porches are to be shielded from public view.
4. No above ground swimming pools are permitted. Swimming pools, spas, and hot tubs shall not be permitted on the street side of a residence. All fencing surrounding pools must be approved by the Architectural Committee

#### **Fences and Walls**

1. Attempts to establish property lines by individual fencing is discouraged. Every effort must be made to retain the feeling of open spaces.
2. No wall or fence may be constructed on any lot without Architectural Committee approval (Section 7.8). No fence or boundary planting may be constructed or maintained in such a manner as to interfere with vision of drivers at an intersection of streets or roads.
3. Chain link fencing is not allowed.

## **Garages, Driveways and Walkways**

1. All residences shall have a minimum of a two-car garage with adequate off-street parking for all resident vehicles. Carports are not permitted. Attached garages are preferred. Front entry garages and garages with entrances visible from the street are discouraged. Attention should be paid to the garage doors and their design. Garage doors with internal windows or glass are not allowed.
2. No street side parking areas may be created by extending any portion of the street pavement.
3. As a minimum requirement, all driveways must be paved with asphalt from their point of connection to the public street to the end of the 30 foot landscape buffer. Paving beyond the end of the landscape buffer may be required as outlined in Section 6.21 of the Restrictive Covenants. Driveway surfacing materials beyond the above requirement must be approved by the Architectural Committee.
4. Adequate parking should be provided in the driveway. Parking on the road shoulders is prohibited.
5. Where possible, access to corner lots shall be from the less traveled street. Single street access is preferred.
6. Adequate culverts shall be installed wherever driveways or other improvements cross ditches or other drainage ways. Metal culverts are not acceptable. Each culvert shall have stone headwalls as shown on the attached drawing.
7. A minimum ten foot wide strip between the driveway and the side lot line shall be available for landscaping. Grading is to be kept at least ten feet from the property line.
8. For lots that front on the community sidewalk, walkways from the house should terminate at the community sidewalk. Walkways that continue to the street are not allowed. On lots that do not border the community sidewalk, walkways should not intrude into the thirty foot front landscape buffer.

## **Mailboxes**

All mailboxes and address designations shall be of the standard design as approved by the Architectural Committee. The approved mailbox is: TBD      The approved post is: TBD  
Address numbers: TBD

No other mail box, paper box, or other receptacle of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected or located on any lot (Section 6.15).

## **Exterior Lighting**

Security lights are discouraged. If used, they must be controlled by motion sensors calibrated to detect motion only on the Homesite and to turn off within five minutes after the motion stops. Other lighting for walkways, exterior living areas and landscape lighting should be low lumen diffused lighting.

## **Landscaping and Irrigation**

1. All landscaping shall be completed according to the Final Landscape Plan as approved. The Landscape Plan shall provide for plant material of sufficient size and quantity to maintain or re-establish the natural wooded setting and to unite the dwelling with the setting.
2. A 30 foot landscape buffer (Greenway Easement - Section 8.5) will be established along the front of all lots. The purpose of this buffer is to maintain and enhance a consistent naturalistic look along the neighborhood streets. No trees, bushes, shrubs, grass or other vegetation may be planted or removed within this easement area except by written permission of the Architectural Committee. The buffer strip may be pierced by approved driveways.

## **Utilities/Service Areas/Play Equipment/Accessory Buildings**

1. The homeowner or their contractor is responsible for all installations of utility services from the point of utility company connections underground to the home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service company equipment shall be screened from view by walls or landscaping.
2. With the exception of pool cabanas and guest cottages, accessory buildings are discouraged. To be considered for approval, any accessory building should be similar in materials to the residence.
3. All playground equipment shall be placed to the rear of the residence. The proposed location of playground equipment should be shown on the landscape plan and is subject to approval by the Architectural Committee. Playground equipment shall be of high quality materials in the least obtrusive colors available. High quality timber frame play equipment is encouraged. Locations of basketball goals must be shown on landscaping plans. Basketball posts and fittings should be of dark colors and should blend into the landscape. The goal is to have a clear backboard with no bright colored lettering or logos. Additional landscape screening may be required for approval of playground and basketball equipment.
4. Clotheslines or drying yards shall not be located on any Lot.
5. All garbage containers, AC compressors, water softeners, pool equipment, etc. shall be located in rear yards or side yards behind the setback line and shall be screened or walled from streets and adjoining properties.

## **Parking**

See Section 6.12 of the Restrictive Covenants

## **Construction Site Requirements**

1. All job sites will be kept in a clean and orderly condition. No materials will be placed or stored in the right-of-way, Nature Preserve (including the 50 foot buffer adjoining the Nature Preserve), or the thirty foot Greenway Easement located along the front of every lot.
2. Job site debris shall be removed weekly.
3. It is recommended that safety fencing be used to mark the perimeter of the building envelope to protect trees and their root systems from vehicles, equipment, and materials.
4. Streets may not be used as material staging areas. Placement of materials in any street or cul-de-sac is not allowed.
5. The use of roll-off dumpsters for job site debris is encouraged. Roll-off dumpsters should be emptied on a regular basis. Debris should not be piled above the top of the dumpster.
6. Temporary construction site trailers may not be placed on any lot unless the Architectural Committee has given advance permission and has approved the proposed trailer site.
7. Construction trucks should not be parked on neighboring property without the written permission of the owner of that property. Parking on the road right-of-way is discouraged and may be prohibited by the Architectural Committee or the developer, S & H Development, L.L.C., due to infrastructure construction requirements. Utilities are installed in the right-of-way and heavy trucks may cause damage.
8. Builders shall take all reasonable precautions to prevent accidents.