

WOODCHASE SUBDIVISION GENERAL BUILDING GUIDELINES MANUAL

The Woodchase Subdivision Restrictions ("Restrictions") have created an Architectural Control Committee ("ACC") whose function is to review (and approve or disapprove) plans for any proposed construction or alteration within Woodchase Subdivision. The Restrictions have granted the ACC broad discretionary powers regarding aesthetic impact or design, construction and development including architectural style, colors, textures, materials, landscaping, overall impact on surrounding property and other aesthetic matters.

As referenced in Section 3.5 of the Restrictions, this Manual has been prepared by the ACC as a guideline for Builders and Homeowners in their selection of concepts for construction within the development. This Manual is not intended to nor does it include all building, use and other deed restrictions associated with Woodchase Subdivision and, accordingly, each Builder and Homeowner should familiarize themselves with the provisions of the Restrictions. The inclusion of any recommendation in this Manual shall not preclude the ACC's authority to disapprove any proposed matter for any reason.

FINAL APPROVAL

No construction or a building or structural improvements, no landscaping or other site improvement, and no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, kind, shape, size, color, material, and location of same shall have been submitted to and shall have received Final Approval by the ACC. Builders and Owners requesting final approval of an improvement shall submit sufficient exhibits to demonstrate a compliance with standards and requirements of the ACC. Construction must commence within six (6) months from date of Final Approval, or Final Approval is void.

If any construction, building or structural improvements commences prior to receiving Final Approval by the ACC, the property owner will be subject to a FINE of up to \$5,000. If the plans and specifications are revised prior to or during construction, affecting the exterior elevation, said revisions must be submitted to the ACC for review and approval. Any violation of the review process by the Homeowner may result in a fine of up to \$5,000.

AMENDMENTS

This General Building Guidelines Manual is subject to amendment at any time. The items set forth herein are only guides the ACC will use in reviewing plans and the ACC may vary from these guidelines in its discretion. Those using this Manual should check with the ACC to see if this is the latest revision.

Date of this Manual (as revised): **May 29, 2014.**

Plot and Lot Drainage Plan:

- a. A plot plan showing the lot dimensions and orientation shall be submitted to scale of no less than 1" to 20'.
- b. The plot plan shall show the location of all improvements proposed for the lot.
- c. The plot plan shall show the plan for grading and drainage of the lot.

Building Plans, Colors and Materials:

Two (2) sets of plans are required for submission. Submission for plan approval shall include the following:

- a. Acceptable to scale floor plans and front elevations of no less than 1/4 inch = 1 foot;
- b. To scale rear and side elevations of no less than 1/8 inch = 1 foot;
- c. All elevations shall show type of exterior materials, vertical heights and notations regarding trim and detailing.
- d. A description (and if required by the ACC, samples) of all exterior finish colors and materials shall be submitted with your Plans.
- e. Incomplete Submissions will not be considered.

Landscape Plans:

Written approval of landscape plans and specifications must be obtained from the ACC prior to commencement of landscaping work. The ACC may withhold approval if it finds, in its sole discretion, that the proposed plans and specifications is not sufficient or appropriate for Woodchase Subdivision. If landscaping plans and specifications have not been approved by the ACC, in writing: prior to occupancy of the residence on the Lot (in the case of new construction); or, prior to installation of the landscaping (in the case of a currently occupied residence), then the Lot Owner shall pay a fine to Woodchase Homeowner's Association of \$500 for each 30 day period: after occupancy of the residence (in the case of new construction); or, after installation of the landscaping on the Lot (in the case of a currently occupied residence) that the approval of landscaping plans and specifications is delayed. The Woodchase Homeowner's Association shall have lien rights against the Lot to enforce the payment of such fine.

Submission for landscape approval shall include the following:

- a. Landscape plans for front yard (and side yards if applicable) at a scale of no less than 1 inch = 20 feet;
- b. Landscape plans shall show size, type, and location of existing and proposed trees.
- c. Landscape plans shall show the location of all planting areas.
- d. Landscape plans shall show the species and size of all proposed stock at the time of planting.

ARCHITECTURAL STANDARDS

Roofs:

- a. All roofs must have a pitch.
- b. Acceptable roof material shall be of any of the following:
 - fiberglass singles (no light colors)
 - cedar hand split medium or heavy shakes
 - tile or slate roofing;
- c. Fireplace flues must be enclosed with brick, stucco, or synthetic stucco (wood or metal side enclosures are not acceptable). All manufactured chimneys must have a chimney cap (not simply a spark arrestor).
- d. No roof vents or jacks will be allowed on the front pitch of the roof.
- e. The use of skylights is discouraged when they are visible from the street.

Wall Materials:

Acceptable wall materials shall include any of the following:

- a. Stucco (cement plaster) or synthetic stucco;
- b. Standard face brick veneer;
- c. Any natural stone veneer;
- d. Horizontal wood or hardboard lap siding;
- e. Hearty plank;
- f. Specifications and/or a sample of any other material shall be submitted to the ACC for requested approval.

The following wall materials shall not be allowed:

- a. Imitation brick or stone,
- b. Masonite type siding;
- c. Aluminum and/or vinyl siding;
- d. Asbestos.

Windows:

Windows may be any of the following types:

- a. Wood double hung;
- b. Wood casement;
- c. Wood fixed sash;
- d. Aluminum (but only if detail has been approved by the ACC).

Architectural Features:

- a. Cantilevered bays and chimneys shall not be permitted when visible from the street.
- b. Unless otherwise approved, all first floors shall have a 9'-0" minimum finished interior ceiling height.
- c. Concrete front stoops and steps shall not be permitted. Acceptable materials shall include, but not be limited to:
 - 1) Brick;
 - 2) Stone;
 - 3) Exposed aggregate.
- d. Window air conditioning/heating units and any other self-contained (motel-type) air conditioning/heating units shall not be permitted when visible from the street.

Fences:

- a. All fences and/or walls where permitted shall be compatible with the material and design of the main residence.
- b. Where a fence or wall is deemed to be unnecessary or unsightly and detracting from the visual value of common areas, a landscape screen in lieu of a fence or wall shall be required
- c. No fence or wall over 6' in height shall be permitted, except for tennis courts and other specific conditions approved by the ACC.

Builders and Owners are forewarned that the Restrictions have granted to the ACC, and the Board of Directors of the Woodchase Homeowners Association, broad discretionary powers regarding the remedy or removal of any non-complying improvement constructed within Woodchase Subdivision. Plan revisions may be requested of the Builder or Owner after the Final Approval of the plans, but the written approval of the ACC must be obtained before any changes are made. In this regard, if the ACC finds that any improvement was not performed or constructed in substantial compliance with the submittals receiving Final Approval, or without written approval of a Plan Revision, the Board of Directors of the Woodchase Homeowners Association, or the ACC, may take such actions as set forth in the Restrictions.

CONDUCT

All Builders and Lot Owners shall be held responsible for the acts of their employees, sub-contractors, suppliers and other persons or parties involved in construction on or alteration of a lot. In this regard, a Builder or Lot Owner shall be responsible for the following:

- a. Ensuring that the construction site is kept clean and free of debris and waste material, and that stockpiles of unused materials are kept in a neat and orderly fashion. All mud and other debris which is deposited on any road and sidewalk as a result of construction or other work on any Lot shall be removed by the Owner of such Lot.
- b. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site or affect the quality of workmanship.
- c. Assuring that the aforementioned are properly insured.
- d. Assuring that the aforementioned do not commit any violation of the rules and regulations of the Woodchase Homeowners Association or of the Restrictions.

PORTABLE TOILETS

There shall be a portable toilet provided by the Builder or Lot Owner during construction either on the Lot or in close proximity thereto.

SOLAR COLLECTORS

Definitions:

"Solar collector" means any device or combination of elements which relies on sunlight as an energy source.

Acceptable Solar rooftop devices are:

Integrated Photovoltaic Systems (IPS) such as photovoltaic “shingles, tiles or siding” or “thin-film laminates”.

General Considerations:

Solar rooftop devices must be visually integrated with the architecture of the house regarding style, location, size and color. These devices must be installed where they are not visible from any street or any common area. Tracking platforms or mechanisms that allow devices to tilt seasonally, permanently or by time of day are not allowed.

Solar collector systems must:

- Installations must comply with applicable building codes; all necessary permits must be obtained.
- Solar panels must have a non-reflective surface.
- All conduit or pipe runs should be internal/concealed (non-visible from the outside), or if external, be painted to match background color.
- Invertors and additional utility meters should not be installed in plain sight from the street.

Submission Requirements:

A completed application must include a color visualization and/or simulated image of the installation, printed on white 11” x 17” paper. The solar system must be accompanied by a professional construction drawing(s) to scale for the proposed installation. The exact location and number of shingles, means of attachment to the roof structure, and location of all exterior components must be shown. A site map is also required, showing the orientation of the home in relation to other properties. The site map can be created from web-based applications such as Google maps.

Specifications for the installation must include:

- Documentation that the system meets the required technical guidelines
- Current roof material and color
- Proposed shingle manufacturer and color, including stock photos of the shingle from the manufacturer’s website
- Proposed shingle frame color and material

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