

## **Architectural Design Standards & Construction Guidelines**

The Architectural Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in Alexandria and for maintaining an orderly construction environment. These guidelines are used by the Architectural Control Committee (ACC) in conjunction with the Master Declaration of Covenants, Conditions, Restrictions, and Easements (CC&R's). The ACC reserves the right to grant variances or modify these standards as it deems appropriate.

### **Submittals Required for Architectural Control Committee Approval**

All submittals required for Architectural Control Committee review and approval shall be accompanied by the submittal form adopted by the ACC. The following items shall be submitted to the Architectural Control Committee for approval. The ACC may request additional material to be submitted at its discretion:

- Elevations depicting front, rear and side elevations including proposed material finish descriptions.
- Specifications describing the materials and finishes proposed for both interior and exterior construction.
- Landscape plan showing proposed landscape layout, including legend of plant types and sizes.
- Colors proposed for all exterior finishes, including paint colors, brick, stone, and stucco finishes. Exterior colors shall be selected from the ACC approved list of exterior colors.

All submittals and inquiries will be made to:

Alexandria Architectural Control Committee

Prior to the commencement of construction of items listed on the ACC application form, the Owner or Builder shall obtain written approval of the proposed improvements from the Architectural Control Committee. Such approval may be conditioned upon submittal and approval of the landscape plan and the exterior colors.

#### **A. Exterior Elevations**

Exterior elevations will be as drawn by Robert Pedersen unless otherwise approved by the ACC.

#### **B. Exterior Finishes and Colors**

##### **1. Brick, Stone, or Stucco:**

Subject to compatibility with the overall architectural style and design, all homes, except as noted below, shall be required to incorporate brick, stone, or stucco in the exterior finish. Architectural and aesthetic balance shall be a primary concern in determining how much brick, stone, or stucco will be required. In most cases, brick, stone or stucco will be required to wrap the corners a minimum of 24". Brick, stone, and stucco colors shall be compatible

with the exterior paint colors selected and approved by the ACC. Darker brick shades are encouraged. White or gray brick is not permitted.

## **2. Siding:**

Hardboard sidings by Masonite, Louisiana Pacific, Georgia Pacific, or equal of the following types are permitted:

- Weyerhaeuser Sure Lock 8" full lap siding or ACC approved equal
- Weyerhaeuser Cedar Shake lap siding or approved equal
- Weyerhaeuser Cottage 5" lap siding or approved equal
- Vertical board and batt siding as approved by the ACC

Other types of siding not contemplated herein are subject to written approval by the ACC. Steel, aluminum, or vinyl siding are prohibited.

## **3. Exterior Paint Colors**

Exterior wall colors and trim colors must be selected for their harmony with each other and the overall aesthetic goals of Alexandria. Rain gutters and downspouts shall be painted to match the color of the surface to which they are attached.

### **a. Main Body Color:**

Select from the Approved Exterior Colors list for the main body color unless otherwise approved in writing by the ACC.

### **b. Corner and Batten Trim:**

Painted trim on corners shall be the same color as the main body color unless otherwise approved in writing by the ACC.

### **c. Window & Door Trim:**

Trim around windows and doors shall be selected from the Approved Exterior Colors list and from the same color card as the color chosen for the main body color unless otherwise approved in writing by the ACC. White trim is preferred on homes with blue/gray tones for the main body color. Lighter trim colors are encouraged. Dark, contrasting trim colors around windows and doors are not approved except that dark tones may be used on the main entry door if it is from the same color card as the main body color.

### **d. Fascia Trim:**

White and off-white colors are encouraged for fascia trim. Other colors are not allowed unless approved by the ACC.

## **4. Roof**

Roofs shall be 30-year (or better) architectural asphalt shingles. High-profile ridge caps required on all ridges. Color shall be Antique Black. Other roofing materials are subject to approval by the ACC.

**5. Fascia Trim**

Roof fascia shall be a minimum of 8” width. Gables shall incorporate stacked trim detailing. Rain gutters, where used, shall run the entire length of the fascia.

**6. Architectural Detail/Accents**

Special attention should be paid to architectural details. Proper proportioning of elements will be considered. Architectural statements at front entries, porch columns and rails, gable vents etc. should receive particular attention to architectural detailing.

**7. Chimneys**

Chimneys may be restricted for size and location. All full height chimneys shall have an architectural metal chimney cap that fully encloses the chimney pipes and painted as approved by the ACC.

**8. Address Plaques**

Address plaques or numbers shall be identical to that of existing constructed homes, and shall be sized and located per Meridian City requirements.

**C. Garages and Driveways**

Interiors of garages shall be sheetrocked, taped, sanded and painted or sheetrocked, taped, sanded and textured.

Driveways shall not extend past the edge of the garage doors more than one foot on three car garages or two feet on two car garages and shall be minimized at the curb where practical to provide additional space for landscaping.

**D. Detached Storage Facilities**

All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed structures. Detached storage facilities, such as storage sheds, are prohibited. The ACC encourages the storage of boats, RV’s, camp trailers and other similar vehicles or trailers to be in offsite storage facilities.

**E. Fences**

Prior to the construction of any fence, plans shall be submitted to and approved in writing by the ACC. The submittal shall include a site plan showing the location of fencing proposed, including setback dimensions, and shall designate the type and height of fence proposed.

**1. Wood Fencing**

All wood fencing shall be prohibited.

Wrought Iron Fencing

Type and style of Wrought Iron fencing will be approved by the ACC with input of the builders.

Wrought Iron style fencing will be used to fence off the privacy patio’s between the homes.

## **2. Masonry Fencing**

The ACC has not adopted any standard designs for masonry fencing. The Owner or Builder shall submit plans and specifications for any proposed masonry fencing to the ACC for approval. Courtyard walls constructed of brick, stone, stucco, or other materials matching the approved exterior finish of the house and not exceeding 3 feet in height may be allowed in front yards with written ACC approval of location, design and materials.

## **3. Fencing Restrictions**

### **a. Fencing Adjacent to Street Buffer Landscaping**

Fences constructed adjacent to street buffer landscaping shall be wrought iron 4 feet high, unless otherwise approved in writing by the ACC. Masonry walls will be considered if design is appealing and fits the European Old Country theme.

### **b. Fencing Adjacent to Parks and Pathways**

Fences constructed adjacent to the parks and pathways shall be 4 feet high unless otherwise approved by the ACC.

### **c. Fencing for Interior Lot Lines**

Fences constructed on interior lot lines for the back yards of lots 11, 12, 13 and 14 will be vinyl fencing matching the north property fence that separates Alexandria from Razzberry Crossing. It shall be 6 feet tall, unless otherwise approved by the ACC.

### **d. Height Restrictions**

Fences shall be 4 feet or 6 feet high, unless otherwise approved by the ACC

## **F. Landscaping**

A landscape plan shall be prepared and submitted to the Architectural Control Committee for approval. Although certain minimum standards have been established, additional landscaping is encouraged and may be required by the ACC. The ACC will consider how the proposed landscaping blends with and promotes the overall aesthetics of the site in conjunction with structures. The use of berms and clustered planting groups such as garden beds with trees, shrubs and flowers will be encouraged.

Exterior mounted utility meters, heat pumps, air conditioners, and other such equipment shall be properly screened from view of the street and surrounding homes by landscaping or fencing. Air conditioners will be placed on the owners “privacy patio” side of the house.

Landscaping of front yard is required to the following minimum standards within 30 days of substantial completion of the home:

1. An automatic underground sprinkler system shall be installed throughout.
2. Except at garden bed locations, sod shall be laid throughout.
3. Trees
4. Deciduous trees shall be 2½” caliper or larger and evergreen trees shall be 8' high or larger.

Front yard: Each front yard, exclusive of the parkway strip, shall contain 2 additional trees. In addition to the shrub requirement listed below, 5 additional 5-gallon shrubs may be substituted for one of the trees required in the front yard if approved by the ACC.

3. Shrubs shall be planted in the front yards, corner yards and rear yards according to the following minimum standards:
  - Front yard: Each front yard shall have a minimum of 12-15 shrubs 2-gallons or larger.
  - a) Corner lot side yard: Each corner lot side yard shall have a minimum of 12 shrubs 2-gallons or larger.
  - b) Rear yard: Each rear yard shall have a minimum of 4 shrubs 2-gallons or larger.
4. Planter beds planted with shrubs and flowers shall cover a minimum of 25% of the front yard, 20% of the side yard on corner lots, and 20% of the rear yards. Covering for planter areas will be perma-bark.
5. Builders and buyers are encouraged to consider bordering yards when formulating a landscape plan and to the extent practical shall blend the improvements with the neighboring yard landscape improvements, including planters and berms.

Extensions for completion of landscaping may be granted when weather conditions hamper landscape construction from December 1 through April 1. Driveway site coverage shall be minimized to provide additional area for landscaping. Gravel pads for parking of vehicles, trailers, etc. are not acceptable.

## **G. Exterior Lighting**

In order to maintain a well-lit streetscape and promote neighborhood safety, each home shall provide front yard exterior lighting by one of the following methods:

- A minimum of two wall-mounted lights or three soffit-mounted can lights with a 60 watt bulb shall be installed at the front of each home in a location that will provide light to the front yard and adjoining street. The lights shall have photosensitive cells that automatically activate the lights in the evenings and will all be downcast lighting.
- Back yard lights will also be downcast lighting.

Other approved lighting includes normal entrance lights on porches, garages, and other entries to the home providing they do not exceed 100 watts each.

## **H. Mailboxes**

Mail boxes or mailbox clusters, with mailboxes and newspaper receptacles will be provided by LK Development. No exceptions or substitutions are permitted unless otherwise approved in writing by the ACC. After installation, the builder or owner shall protect and maintain the mailbox clusters. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

## **I. Basketball Equipment**

No basketball standards are permitted.

## **J. Construction Guidelines**

### **1. Condition of Lot**

The lot owner or builder shall inspect the lot prior to purchase and construction for condition of all utilities, location of property pins, and general conditions and report any defects or damages to

LK Development. Unless otherwise notified, all improvements shall be considered in good repair and all damages or deficiencies thereafter shall be the responsibility of the lot owner or builder.

LK Development or its engineer will relocate missing property pins or sewer markers that cannot be located by ordinary inspection (including light digging to uncover buried pins or markers) prior to closing or commencement of construction. Resetting property pins or sewer markers after possession or beginning of construction or locating existing property pins and sewer markers will carry a minimum charge of \$100 from LK Development.

## **2. Excavation**

Excavators are required to contact Dig Line at 342-1585 prior to commencing excavation on the lot. Lots shall be excavated in a manner that will not adversely impact neighboring lots. Excess dirt may be temporarily put on vacant lots with the approval of L&K development and only on lots designated by L&K.

## **3. Elevation of Foundations**

Unless otherwise approved, foundations shall be set a minimum of 18” and a maximum of 24” above the back of curb elevation. Buyer shall take all necessary steps in setting the foundation elevation to ensure that drainage onto neighboring properties will be eliminated. All drainage from buyer’s lot will be retained on site or drained into the adjoining street.

## **4. Jobsite Maintenance**

The lot owner or builder shall be responsible for maintaining the jobsite in an orderly manner. Temporary toilets, construction equipment, and construction material shall be contained within the lot boundaries and shall not be placed on streets and sidewalks. All vehicles will be parked within the lot boundaries or on public streets adjacent to the lot and shall not block traffic or otherwise interfere with existing home owners. Jobsite trash or debris that may be scattered by wind shall be properly contained in dumpsters or by other means. Construction sites shall be free of debris prior to each weekend. Lot owners and builders who fail to maintain the lot in an orderly manner or who allow construction debris to clutter surrounding properties may be subject to appropriate action from the Owners Association.

Streets shall remain free from dirt, gravel, or other excavation material and shall be maintained by the owner or builder in a clean and orderly manner.