



Architectural Guidelines

The Architectural Guidelines and Rules shall not be inconsistent with the Covenants, Conditions and Restrictions, but shall more specifically define and describe the design standards for Braxton Ridge. The Architectural Guidelines may be modified or amended from time to time by the ARB. Further, the ARB, in its sole discretion, may excuse compliance in specific situations and may permit compliance with different or alternative requirements.

1. Architectural Review Requirements

Prior to the commencement of any construction, each property owner or owner (Builder/Contractor) shall submit to the Architectural Review Board (ARB), two (2) complete copies of building plans, site plans, specifications and exterior building materials. One approved copy will be retained by the ARB and the second copy returned to the applicant, with the ARB approval or disapproval clearly noted. The following minimum requirements must be submitted to the ARB:

- **Site Plan** 1/16" = 1'-0" scale minimum (do not submit reduced scale drawings - drawings must clearly indicate the scale at which they were drawn showing all building setbacks, service easements, dimensions clearly locating the proposed residence, driveways, sidewalks, patios, decks, swimming pools and fences.
- **Floor Plans** for each floor including basement and attic space. Provide a square footage summary indicating the total finished/heated area to be constructed. Floor plans will be reviewed primarily to verify exterior elevation features.
- **Landscape Plan** 1/16" = 1'-0" scale minimum, must clearly show and locate all proposed plant material (size, type & quantity), trees (size & species), berms, and areas to be sodded. (Landscape plans are not required at time of application, but must be submitted for approval prior to installation.)
- **Front Elevation** 1/4" = 1'-0" scale drawing clearly showing all materials, window and door openings, dormers, roof lines & roof pitches.
- **Right, Left & Rear Elevations** 1/8" = 1'-0" scale drawing clearly showing all roof lines, dormers, windows, doors, decks, screen porches and sun rooms.
- **Exterior Finish Schedule** indicating all exterior materials (brick, stucco, stone, siding & roof shingles), clad window color (if applies, boxing (fascia & soffit) and a color sample of accent colors to be used on shutters, railings, entry, service and garage doors. Provide the name of the manufacturer and the product color or name.
- **Changes & Conditions:** Owners & Builders will be accountable for all exterior architectural features specified on plans submitted to the ARB. This includes rooflines, roof pitches, exterior materials, finishes* details, boxing/eave details,

window configurations, dormers, chimneys, entry doors and garage doors, in the event that changes will be made to submitted plans that affect the site planning, landscaping, exterior elevations or exterior finishes, a builder must submit one of the following prior to the final approval of plans and specifications.

- A. A correct set of plans showing the revisions.
- B. A complete written description or sketch outlining the changes.

2. Fees, Deposits & Penalties

- **Architectural Review Fee:** A filing fee of **\$300.00** per dwelling unit will be required to process each application submitted to the ARB.
- **Construction Deposit:** Each Property Owner or Owner Agent will be required to post a **\$500.00** construction deposit bond, which will be refunded upon the successful completion and final compliance approval by the ARB. Any damage to the streets, curbs, drainage, inlets, streetlights, street markers, mail boxes, etc., or lot cleanup, is the responsibility of the contractor. If the damage is not repaired within 10 days of notice; or sooner if deemed necessary by the ARB, it will be repaired by the Braxton Ridge HOA. The cost for the repair will be deducted from the construction deposit and the balance billed to the responsible contractor at cost plus 20%.
- **Penalties:** In the event of a violation of ARB guidelines or non-compliance with such guidelines by an Owner or Owner Agent, the ARB may seek any and all legal or equitable remedies available. The ARB can assess a fine of \$100.00 per day against the Owner or Agent for each event of noncompliance or violations.

3. ARB Inspections

- To insure the intent of the ARB we will conduct no less than three (3) site inspections to verify the construction of each project with the approved plans.
 - A. **Site Location** – prior to pouring of the footings, verify building configuration & location on site with plans submitted.
 - B. **Framing Inspection** – prior to the start of the application of any exterior finish material (brick, stucco, stone, siding and roof shingles) the ARB will verify the exterior details and finish materials with the plans submitted.
 - C. **Landscape Inspection** – upon completion of final landscaping, the ARB will verify compliance with plans submitted

4. Building Setbacks

- Building setback lines shall be as follows, unless specifically noted by the ARB:
 - A. **Front Setback** – Thirty feet (30'-0") from front lot line.
 - B. **Side Setback** – Ten feet (10'-0") from side lot lines.
 - C. **Rear Setback** – Ten feet (10'-0") from rear lot line.
 - D. Cul-de-sac and comer lot setback lines will be reviewed individually.

5. Building Requirements

- The main building constructed on each Lot shall have an area of not less than **1800** square feet of heated space for single story dwellings, exclusive of open porches, garages, and basements. Two story dwellings must have a minimum of **2200** square feet of heated space with a **2000** square feet minimum on first floor, exclusive of open porches, garages and basements.
- In order to prevent the duplication of buildings, the ARB will disapprove plans for construction of any building with its major exterior features so similar to an existing building as to be construed as a practical duplication.
- Completion of construction of any residence must be within one (1) year from the date of commencement of construction.

6. Exterior Materials

- Exterior building materials include brick, stucco, hardy and stone (synthetic allowed).
- Screen porches, exterior wood railings and latticework will be required to be stained or painted.
- Duplication of exterior color combination of brick, stucco, stone and roof materials shall not be permitted within a minimum of three (3) lots.

7. Roof Pitches & Materials

- Minimum primary roof pitch shall be at least 8/12 (exceptions will be granted for porches & dormers).
- All roofs will be required to use architectural (dimensional) roof shingles.

8. Driveways

- No paving shall be permitted within five (5) feet of any side property line without the prior written approval of the ARB.
- Driveways shall be paved with concrete unless otherwise approved by the ARB.

9. Garage

- All houses shall include an enclosed three (3)-car garage or an enclosed two (2)-car garage, neither of which shall face the street unless specifically approved by the ARB because of the size, shape or topography of the lot.
- Houses located on corner lots cannot strictly comply with the orientation provision; therefore, the ARB will require garages not to face the primary road or street unless otherwise approved.

10. Detached Buildings & Structures

- **No** detached accessory buildings or garages allowed on any lot.

11. Mechanical Systems

- All exterior components of the heating and air conditioning systems shall be landscaped, fenced or screened to conceal them from surrounding roads and adjacent properties.

12. Landscaping

- Tree removal - approval prior to clearing.
- No substantial changes in the elevation of the land shall be made without ARB approval
- Silt fences & barriers will be required to avoid sediment run-off onto streets and adjacent properties,
- All front yards shall be sodded and irrigated with an underground sprinkler system.
- Grading of lots or changing of existing contours shall not interfere with the drainage pattern of the Property.
- A ninety (90) day time limit for the complete implementation of landscaping from the date of closing, completion of construction or moving-in of homeowner.

13. Swimming Pools

- Swimming pools shall be submitted to the ARB for review and approval.
- Swimming pools will be required to meet all building setbacks.
- No above ground pools will be permitted.

14. Walls & Fences

- No fence or wall shall be constructed without the prior approval of the ARB.
- Privacy walls & fences (masonry or metal) may not be erected within seventy-five (75) feet of any street and may not be greater than six feet (6¹-0") in height measured from the final grade at wall. The ARB shall approve or disapprove perimeter fencing based on its impact to adjacent properties
- No footing or any part of a fence or wall assembly shall encroach on an adjacent property.
- Chain link fences and wood fences are not permitted. Aluminum is encouraged.

15. Changes Made to Approved Plans

- Any modifications of approved plans, which change the site planning, landscaping, exterior elevations, or exterior colors and materials must be resubmitted and re-approved prior to commencement of work.