

Architectural and Design Guidelines

The Preserve at Parkside Manor- Architectural Review Committee (ARC)

The following architectural changes require approval by application to the ARC unless otherwise noted.

**ATTENTION: DEADLINE FOR SUBMISSION OF APPLICATION TO ARC IS
2 WEEKS IN ADVANCE OF COMMENCEMENT OF WORK.**

CHANGE DESCRIPTION	GUIDELINE	APPLICATION REQUIRED?
Attic Ventilators	<ol style="list-style-type: none"> 1) Roof mounted attic ventilators are permitted. 2) Ventilators need to be mounted on the least visible side of the roof ridge and must be dark in color to minimize their visibility. 	YES
Awnings	<ol style="list-style-type: none"> 1) Awnings need to be compatible with the architectural design and qualities of the house. 2) Consideration for approval will be based on site plan location and aesthetics. 3) Awnings need to meet the following criteria: <ul style="list-style-type: none"> • Located only at the rear of the house. • Plain design without decorative features. • Colors need to be compatible with the exterior colors of the house and present a uniform and monochromatic appearance. • Size needs to be consistent with the visual scale of the house. • Only retractable awnings will be permitted. 	YES
Basketball Backboards	<ol style="list-style-type: none"> 1) Basketball poles (permanent and portable) need to be placed on property with a minimum of 10 feet from street curbing. 2) Backboards that are affixed to non-portable free standing poles <u>must have ARC approval</u> and need to be 12 feet from adjoining property line. 3) Portable systems <u>do not require ARC approval</u> but must meet guideline criteria. 4) No permanent court markings may be painted, drawn or otherwise affixed to the playing surface. Backboards, poles, hoop, nets and stands need to be maintained and in good repair. 	Perm-YES Portable- NO <i>(see guidelines)</i>

CHANGE DESCRIPTION	GUIDELINE	APPLICATION REQUIRED?
Chimneys and Metal Flues	<ol style="list-style-type: none"> 1) Chimneys need to be either brick/masonry, matching original materials on house or enclosed in the same finish material as the exterior of the house. 2) Chimneys, metal flues or wood stove vents cannot be visible from the front of the house except those installed when the house was originally built. 3) Bright metal chimneys or bright metal flues will not be considered for approval. 	YES
Clothes Lines	Permanently installed clothes lines or similar apparatus for the exterior drying of clothes <u>will not be considered for application</u> and are prohibited. Temporary/portable clotheslines are permissible while clothes are drying. Clotheslines must not be visible from the street.	NO <i>(see guidelines)</i>
Composting	<ol style="list-style-type: none"> 1) Compost piles need to be enclosed in an appropriate composting structure (i.e. wood or plastic). 2) Compost piles need to be screened from view by landscaping. 3) Compost piles need to be in the rear of the house and a minimum of 5 feet from property lot lines. 4) Compost piles <u>do not require ARC approval</u> but must meet guideline criteria. 	NO <i>(see guidelines)</i>
Curbside Street Numbers	<ol style="list-style-type: none"> 1) Painted curb numbers need to be black numerals on white background and need to be located by the mailbox on the mailbox side of the apron. 2) Curbside street numbers <u>do not require ARC approval</u> but must meet guideline criteria. 	NO <i>(see guidelines)</i>
Decks (and Gazebos)	<ol style="list-style-type: none"> 1) Decks need to be located in the rear yard and need to be of scale and style compatible with the original house, adjacent homes and the environmental surroundings. 2) Decks need to be made of wood or composite material. Decks and railings, if painted, need to match trim, stain or sealing of original house. 3) <u>Applications need to include house location survey plat (presented at closing) showing location of proposed deck and drawn to scale.</u> Steps and/or stairways which are part of a deck improvement project will conform to the guidelines of deck. 4) Under deck storage is permitted if the use of decorative screening or landscaping is used to minimize the visual impact. 5) Privacy screens need to be compatible with the architectural characteristics of the home or deck. 	YES

CHANGE DESCRIPTION	GUIDELINE	APPLICATION REQUIRED?
Dog Houses, Animal Pens, Dog Runs	<ol style="list-style-type: none"> 1) All dog houses, animal pens and dog runs need to be located in the rear yard of the property. 2) Dog houses and animal pens need to be compatible with the applicant's house (i.e. color and material). 3) The use of appropriate screening is encouraged and may be required in some cases to minimize the visual impact to neighbors. 4) Any fence within the design needs to comply with the "fence" guideline. 5) Dog runs/wire & pulley are prohibited. 	YES
Doors, Door Fixtures, Windows and Shutters	<ol style="list-style-type: none"> 1) Any replacement or alteration to doors or door fixtures needs to be compatible with original style and design of builder. 2) Any replacement of windows or shutters needs to be compatible with original style and design of builder. 	YES
Driveways	<ol style="list-style-type: none"> 1) No driveway shall be modified to exceed the original dimensions (including dimension of any pad or turn area). 2) Driveways shall be maintained in a state of good repair. 	n/a
Exterior AC Units	Individual air conditioning or heat pump units extending from walls or windows of the home are prohibited and will not be considered for application.	n/a prohibited
Exterior Lighting	<ol style="list-style-type: none"> 1) Lighting which is part of the original structure can not be altered without prior approval of the ARC. 2) Proposed replacement or additional fixtures need to be compatible in style, scale and color with original house. 3) Exterior lighting directed outside applicant's property is prohibited. 4) Proposed wattage, location of fixture and other features need to have minimum impact on adjoining properties. 5) Extension cords are prohibited for exterior lighting except for holiday lighting. <ul style="list-style-type: none"> • <i>Holiday lighting and decorations may be displayed for no more than 8 weeks.</i> 	YES

CHANGE DESCRIPTION	GUIDELINE	APPLICATION REQUIRED?
Exterior Painting <i>(applies to siding, doors, shutters, trim, roofing, mailboxes, fences and other related items which require paint or stain)</i>	<ol style="list-style-type: none"> 1) Repaint/re-stain that <u>matches original color does not require ARC approval.</u> 2) All exterior <u>color changes need ARC approval.</u> 3) All exterior color needs to be consistent with the list of original builder approved paint and stain colors (see ARC for list). 	see guidelines
Fences	<ol style="list-style-type: none"> 1) Fencing is prohibited in front yards and may not extend beyond the back of the main structure. 2) The use of wood, chain link or PVC fencing is prohibited. Only allowable fencing is wrought iron or metal fencing that resemble formal wrought iron. 3) Fencing must be maintained in good condition. 	YES
Garage Conversions	Garage conversions to dens, family rooms or additional living space is prohibited	n/a prohibited
Garage Doors	Replacement doors need to match color and style of original builder garage doors	Yes
Greenhouses	<ol style="list-style-type: none"> 1) An attached or detached greenhouse will be treated as a major alteration to a house and subject to the same level of review 2) Greenhouses need to meet the following criteria to be approved: <ul style="list-style-type: none"> • They must be located or attached to the rear portion of the house • The size and design need to be architecturally compatible with the house and surrounding homes • No adverse visual impact for adjacent properties 	YES
Grills, Outdoor Fireplaces and Permanent Barbeque Structures	Grills, outdoor fireplaces and barbeque structures need to be placed in the rear of the house and as far as practical from the adjacent property line	YES
Gutters and Down Spouts	<ol style="list-style-type: none"> 1) Replacement gutter and down spouts must match the original in color, material and design 2) Gutter screens do not require approval 	NO

Hot Tubs and Spas	<p>1)Exterior hot tubs or spas need to be located in the rear yard</p> <p>2)The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged</p> <p>3)The exterior finish of an elevated hot tub needs to blend with the exterior finish of the house, deck, or patio to which it is attached (or most closely related)</p>	YES
CHANGE DESCRIPTION	GUIDELINE	APPLICATION REQUIRED?
Landscaping, Landscape Walls and Arbor Edging	<p>1) Railroad ties and concrete block walls and/or arbor edging are prohibited</p> <p>2) Vegetable gardens need to be located in the rear yard</p>	YES
Mailboxes	<p>Any replacement or alteration of mailbox needs to be compatible with original style and design of builder to keep consistency in neighborhood (black mailbox with dark greenish-brown or black wood post).</p> <ul style="list-style-type: none"> Decorative covers for holidays and team sports are acceptable on a temporary basis, not to exceed a three month period. 	YES
Patios	<p>1) The proposed patio needs to be compatible with the architectural characteristics such as style, scale and use of similar materials.</p> <p>2) Proposed remedy for any drainage alteration must be submitted with the application</p>	YES
Play-sets	<p>1) Application needs to include style, height, dimension and location on property</p> <p>2) Play-sets must be placed behind home and cannot extend beyond the rear plane of the house. Location and proximity needs to be a minimum of 12' from adjoining property line</p> <p>3) Exceptions may be requested and will be considered, provided that plans reflect landscaping, planting or screening. Planting should retain foliage and screening value year-round.</p>	YES
Roofing	<p>The standard replacement roofing (for replacing original builder-installed roofing) is:</p> <p>Manufacturer: GAF</p> <p>Series: Timberline/Timbertex Lifetime High Definition Premium Ridgcap Shingles.</p> <p>Color: Barkwood</p>	

Screened Porches, Sun Rooms and Home Additions	<ol style="list-style-type: none"> 1) All screened porch and sun room shingles must match the existing roof on the main structure. 2) Exterior materials need to match existing house exterior construction and shall include gutters. 3) All construction materials need to consist of pressure treated lumber or similar grade materials to original house construction. 4) All roofs are to be pitched in hip or gable style. 5) Flat roofs are NOT ALLOWED. 	YES
Security Bars	The use of exterior bars or grates on windows and doors are prohibited.	n/a
Skylights	Skylights require approval and need to be placed on the rear side of the roof to minimize visibility from the street.	YES
Solar Panels	Solar panels need to be installed on the rear side of the roof to minimize visibility from the street.	YES
Storage Sheds	<ol style="list-style-type: none"> 1) All storage sheds need to be installed in the rear yard adjacent to the home, or located under a deck (adjacent to the home) with NO VISIBILITY from the street and adjacent neighbors. 2) Color: Storage sheds need to match the trim, stain or sealant of the attached house. 3) Metal sheds are prohibited. 4) Sheds cannot be larger than 8' X 10' and cannot be taller than one story. 	YES
Storm Doors	Storm or screen doors shall have 'full view' windows without grilles, mullions, or divided glass arrangements and need to be painted the same color as the entry door trim.	YES
Swimming Pools	<ol style="list-style-type: none"> 1) Only in-ground pools are permitted. 2) Yards with pools need to be fully fenced. 3) All equipment and structures related to the pool, including the water filtration system needs to be within the fencing. 	YES
Trash Containers and Recyclables	<ol style="list-style-type: none"> 1) All trash and recycling containers need to be stored out of view from the street, common areas and neighboring properties at all times. 2) Due to the increasing disease threat from birds (such as crows), trash in plastic bags needs to be inside trash receptacles except for lawn or garden clippings in transparent plastic bags. 3) Uncollected trash or recyclables needs to be removed from the curb by the end of the day. 4) Acceptable trash or recycling materials may be placed at the curb no earlier than the night prior to pick-up. 	NO <i>(see guidelines)</i>