

## **DESIGN STANDARDS**

### **Delta Springs**

*The following is a summary of the Delta Springs community building requirements that frequently factor into the design and planning of a custom home. In an attempt to further explain and define these issues, the Architecture Review Committee (ARC) has created these standards for your reference. All plans will require approval from the ARC. These standards are supplemental to the Declaration of Covenants, Easements and Restrictions for Delta Springs Subdivision (Covenants) Please refer to Article V of the Covenants for additional requirements. In the event of any discrepancy between the two, the Covenants shall govern. The ARC may revise or supplement these standards AS IT DEEMS NECESSARY IN ITS SOLE DISCRETION.*

**Homes:** All homes shall contain not less than 3,000 square feet of heated and cooled living area. All homes shall be limited to two stories in height provided however the home may include three (3) stories if one of the stories is a basement.

**Exterior Materials/Extent:** Allowable exterior facade materials are wood or 'Hardi' siding, shake, stone, brick, synthetic stone (subject to approval), vertical board-and-batten, and hardcoat stucco. No exposed concrete block will be allowed. Other materials will be allowed in small areas and only by ARC approval. All foundations must be faced with stucco, stone or brick, as per entire home exterior. Exterior window and door treatments including brick details and shutters shall be consistent on the prominent (street facing) elevations of the house.

All homes will be required to have gutters and frieze board with a minimum standard of 10" total depth. Soffit, fascia and trim materials should be either wood or 'Hardi' material. Variations in these materials, such as aluminum-wrapped fascia and frieze boards, may be submitted to the ARC for approval. Aluminum materials are not allowed for soffits and porch ceilings and trim.

**Garages/Garage Doors:** Garage doors should be oriented away from the street. The door design needs to be compatible with the specific architecture of the home and accurately represented on the submitted elevations. Location, orientation, materials, screening and design of garage doors will be reviewed by the ARC.

**Porches and Decks:** Rear porch and deck designs, materials and colors shall be approved by the ARC. Allowable deck materials include wood or "trex" materials and should be stained to be compatible with the trim of the home.

**Roof Material/Vents/Chimneys:** Allowable roof materials consist of minimum 30 year dimensional asphalt shingle, wood shake, masonry tile, slate, synthetic slate, and metal tiles (per approval only). Standing seam metal roof material, either copper or painted sheet metal is required for all porch roofing and cornice returns. Shingle roofing may be allowed with ARC approval for rear porches or decks. The use of metal on the main body roof is only by approval and must be painted. All metal flashing must be cut to the adjacent slope and either is made of copper or painted to match roof.

All vent stacks must be painted to match the roof color and be located on the rear roof slopes. No fireplace flue stacks, exceeding 4" diameter, will be allowed through the roof unless surrounded by a chimney. All chimney stacks must be brick, stone, or stucco (hardcoat) finish and have a decorative, painted chimney shroud. All fireplaces must be taken to grade with a foundation. No cantilevered fireplaces will be allowed. Direct vent fireplaces will be allowed in the rear of the house or in a location of low visibility only. All fireboxes projecting beyond a main wall facade require a full chimney stack unless the projecting firebox is visually hidden within a screened porch area.

**Windows/Front Doors:** All windows must be wood, vinyl-clad or aluminum-clad. Solid vinyl windows are not allowed. Windows must generally have grids and those grids must be a minimum width of one and one-eighth inch (1-1/8"). All grids are to be simulated divided lights (SDL). No grid between the glasses (GBG) will be allowed. However, grids are not required on rear elevations of the house. Window trim and detail must be consistent on all prominent elevations of the house. Shutters must be properly sized for the adjacent window. Other window constructions and styles may be approved by the ARC.

All front door units must be made of wood. No metal front doors are allowed except for "Castle" type iron doors which may be approved by the ARC. Leaded glass doors are allowed using leaded coming and either leaded and/or etched clear glass. No colored glass elements will be allowed. Eight feet tall (8'-0") door units are preferred. An iron grille or insert may be allowed per ARC approval.

**Walls and Fences:** Vertical wood panel fences are not allowed. If fencing is necessary for child or pet containment, painted metal fencing in a style approved by the ARC shall be allowed. Also, four-board horizontal horse fencing is allowed with welded wire mesh inserts. Walls or fences shall be constructed no further forward on the house than five feet (5') from the rear home line, unless a variance is approved based on a unique house plan or site conditions. Walls or fences shall be constructed on corner lots no closer to the side Lot line than the building setback line parallel to the side street. The ARC may permit fences to be placed closer to the street than the side yard setback if sufficient landscaping is provided. However, the ARC, in its sole discretion, has the right to approve differing height, location and materials of any walls or fences based on the circumstances.

**Drives/ and Pathways:** The driveway configuration must be approved by the ARC. All driveways and parking areas shall be paved with aggregate concrete or such other acceptable materials approved by the ARC. Decorative pavers, staining treatment or other material may be approved by the ARC. Driveway parking areas may be allowed but must be incorporated into an overall landscape design

Exterior front and side step material must be either brick and/or stone. Aggregate steps are not allowed unless the height is two steps or less. Wood steps will be allowed only for rear decks.

**Recreational Equipment:** Play equipment is allowed on each property and must be located in the rear shadow of the house. The design and location is to be approved by the ARC.

**Swimming Pools:** No above ground pools are permitted. Landscaping shall be provided to reduce the visual impact of the pool from public streets and adjacent neighbors. Pool pumps and equipment shall be substantially screened from view and located so as not to be a noise nuisance to adjacent neighbors. Screened enclosures of pools are not permitted. Pool fences are to be approved by ARC and must meet local code requirements.

**Satellite Dishes:** Satellite dishes shall be eighteen (18") maximum size and attached to the house in a low or no visibility location. Submittal showing location is required for approval.

**Mailboxes:** One design has been selected by the Declarant to be purchased and installed by the builder of each home. Mailboxes will be maintained by the homeowner.

**HVAC Units/Panels:** All condenser units must be placed in a low-profile location around the home and landscape screening must be provided. All service panels must be concealed behind building offsets and/or painted to blend with the surrounding material (as code will allow).

**Outside Lighting:** Tasteful accent lighting is encouraged and security lighting which does not create a nuisance for other Lot Owners is permitted. Decorative light fixtures shall be of a size and style appropriate to the architecture of the home and must be approved by the ARC.

**Landscape Specifics:** Landscaping should be developed across the entire front of the house with an acceptable density, height, size and material designated by the Architectural Review Committee. The sides of the homes on corner lots shall also be similarly screened. Garage doors and HVAC units must be screened as well. The ARC may also require the planting of a reasonable number of trees. The landscaping contemplated in the plan must be installed within a reasonable amount of time after the home has been occupied. No tree of over an eight-inch caliper measured at a point twelve inches from the ground may be removed from any Lot by any person other than the Declarant without prior written consent of the ARC.

All yard areas not sodded or planted shall be seeded and strawed.