

# Addendum C

## Design Book

---

### Table of Contents

<b>HARVEST SPRINGS VISION .....</b>	<b>3</b>
<b>RESIDENTIAL LANDSCAPE GUIDELINES.....</b>	<b>4</b>
PLANTING REQUIREMENTS.....	4
FOUNDATION PLANTINGS.....	4
<i>Foundation plant layering</i> .....	4
FENCE PLANTINGS .....	4
YARDS LOCATED ON BLUFFS.....	4
SIDE-YARD OF HOMES THAT LINE FRONT YARD COMMON AREAS .....	4
ALLEY/LANE PLANTINGS.....	5
<b>COMMERCIAL LANDSCAPE GUIDELINES .....</b>	<b>6</b>
LANDSCAPE MATERIALS .....	6
RIGHT-OF -WAY AND ASSOCIATED LANDSCAPE TRACTS.....	6
MEDIANS AND PLANTER STRIPS.....	6
PARKING LOTS.....	6
MAINTENANCE OF COMMERCIAL LANDSCAPE.....	6
TIMING OF LANDSCAPE IMPROVEMENTS .....	7
<b>EASEMENTS .....</b>	<b>7</b>
PUBLIC UTILITY EASEMENTS.....	7
SWALE DRAINAGE EASEMENTS.....	7
<b>SPECIFIC PLANT REQUIREMENTS: .....</b>	<b>8</b>
LAWN .....	8
SHRUBS.....	8
ANNUALS.....	8
TREES.....	8
<i>Front Yards</i> .....	8
<i>Park Strip</i> .....	8
<i>All Trees</i> .....	8
HEDGES.....	8
PAVING.....	8
PROHIBITED PLANTS AND TREES.....	9
EXAMPLES OF PERMITTED EVERGREEN TREES AND SHRUBS .....	10
EXAMPLES OF PERMITTED DECIDUOUS TREES AND SHRUBS .....	10
<b>FENCING GUIDELINES.....</b>	<b>14</b>
FENCING MATERIAL.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
FRONT YARD.....	14
REAR YARD & INTERIOR SIDE YARD .....	14
STREET SIDE YARD FENCING (SINGLE RESIDENCE) .....	14
STREET SIDE YARD FENCING (TOWNHOMES AND/OR CONDOMINIUMS) .....	14
TRASH ENCLOSURES.....	14
FENCE DESIGN REQUIREMENTS.....	14

<i>Pilasters</i> .....	15
<i>Caps</i> .....	15
<i>Fence Rails</i> .....	15
<b>ARCHITECTURAL GUIDELINES</b> .....	<b>16</b>
SETBACKS .....	16
ALLOWED ENCROACHMENTS INTO SETBACKS .....	16
<i>Measurement of Setbacks</i> .....	16
<i>Determining Residential Setbacks on Irregular Lots</i> .....	16
<i>Alternative Lot Configurations</i> .....	17
<i>Minimum Building Sizes and Footprints</i> .....	17
MATERIALS.....	18
AIR CONDITIONING COMPRESSORS .....	18
CHIMNEYS, CLADDING, & STORM DOORS .....	18
COLOR .....	18
COLUMNS .....	18
DRIVEWAYS .....	18
EAVES .....	18
FRONT DOORS, GARAGE DOORS AND STORM DOORS .....	18
GRADING.....	19
GREENHOUSES .....	19
GUTTERS AND DOWNSPOUTS.....	19
MASONRY.....	19
PORCH AND STAIR RAILINGS.....	19
ROOFS.....	19
SHINGLES.....	19
SOFFITS.....	19
SOLAR PANELS.....	19
TRELLIS AND PERGOLAS .....	19
TRIM.....	20
WINDOWS.....	20
<b>EXAMPLES OF SMALL LOT HOMES EXAMPLES OF MEDIUM AND LARGE LOT HOMES EXAMPLES OF MANSION TYPE HOMES ADDITIONAL GUIDELINES</b> .....	<b>21</b>
ARCHITECTURAL LIGHTING .....	24
DOG RUNS.....	24
FLAG POLES & GARDEN STRUCTURES.....	24
LANDSCAPE WALLS (GARDEN WALLS AND RETAINING WALLS).....	24
OUTDOOR PATIO FURNITURE .....	24
PLAY ELEMENTS (SWINGS, SLIDES, TRAMPOLINES, ETC.) .....	24
SHADE COVERINGS/SHADE SAILS/SCREENS .....	24
SHEDS.....	24
SHUTTERS.....	24
SPORT COURTS .....	25
VEGETABLE GARDENS .....	25
WATER FEATURES (POOL, HOT TUB/SPA, POND, ETC.) .....	25
WINDOW BOXES.....	25
<b>APPENDIX</b> .....	<b>26</b>
DEFINITIONS .....	26
EXAMPLE OF SMALL LOT HOMES FACING COMMON GROUND CONFIGURATION.....	27

## Harvest Springs Vision

Located on the north end of the Portneuf Valley, Harvest Springs is a community with purpose. It is designed to inspire creativity and bring people together. At Harvest Springs, community matters, diversity is the design, and the outdoors and town square are around the corner.

Harvest Springs is an exciting, vibrant place to live. The variety of home styles offered provide quality options for people of all ages. Parks, shared play areas, front porches, and trails are designed to provide neighborly interaction. Defining features include a small lake, walking and biking trails, and open space that borders many homes as well as a commercial center located within walking or biking distance of the entire neighborhood. The town center and abundant community amenities provide a home-town, neighborly atmosphere and everyday conveniences that make life simple.

With magnificent views of the Pocatello foothills and Chubbuck's city lights, Harvest Springs has a serenity illuminated by morning sunrises and silhouetted by warm, Idaho sunsets. With its combination of recreation and the natural beauty found from gentle slopes, and breathtaking bluffs, Harvest Springs provides a favorite place for people in all stages of life to call home.

The Architectural and Landscaping Design Guidelines are meant to help architects and homeowners capture this warmth and vision when designing for Harvest Springs.

The specific guidelines outlined in this document help achieve this vision for the neighborhood. Design guidelines provide an opportunity to enhance the community character through the consistent application of style and materials. They also enhance the pedestrian experience of a community by including visually interesting and safe places to walk and socialize.

## Residential Landscape Guidelines

### Planting Requirements

All yards must have plantings surrounding the following locations:

- Foundations
- Fences
- Alley/Lane

Plants spaced 3 to 5 feet apart on center are required in areas that line shared open spaces unless otherwise specified below.

All planting areas must contain ample top soil and 2 inches of organic mulch or rock mulch. Weed control fabric is not required in planting beds. However, a pre-emergent weed control product is recommended. There must be a continuous edge between the plant bed and lawn.



### Foundation Plantings

Foundation plantings are required at the base of houses and garages. Foundation planter beds should be a minimum of 2 to 5 feet wide and screen the foundation with densely-planted shrubs. Plantings should be planted at denser-than-normal spacing to ensure good foundation coverage.

### Foundation plant layering

Plantings should reflect a vertical layering effect composed of low, medium and tall plant material. Plant layering should terrace upward as it approaches a structure (house) with the tallest material next to the structure. For example:

- Low = lawn and ground covers
- Medium = perennials and smaller shrubs
- Tall = foundation shrubs and hedges

### Fence Plantings

Fence plantings must provide a minimum 2 foot wide foundation planter at the exterior of the fence's base, except when the exterior planter bed would be located on the adjacent owner's property. It is highly recommended for an *interior* 2 foot wide planter bed to be installed at the base of the fence to prevent grass from "running" under the fence of neighboring properties.

Plant Spacing is dependent on each specific plant type. See *Specific Plant Requirements (pg 6)*.

### Yards Located on Bluffs

Must be maintained in landscaped condition.

### Side-Yard of homes that line front yard common areas

If side yard is fenced, artificial turf is allowed in side yard area.

Lawns should be no closer than 2 feet from foundations and fences

### **Alley/Lane Plantings**

Alley/lane planting zones must be landscaped. These zones are the 3 feet between the rear yard fence and the alley/lane paving. This area must be landscaped whether or not a fence is installed. Alley/lane planting zones must utilize shrubs and perennials that do not exceed 4 feet in height and are tolerant of salt and snow loads.

- Plant material minimum size requirements in the alley/lane planting zones are:
  - 1 gallon shrubs
  - 4 inch pots for perennials and ground covers.

## Commercial Landscape Guidelines

### Landscape Materials

New landscape materials shall include species native to the area or non-invasive naturalized species that have adapted to those climate conditions. Landscaping may include water features, rock, wood, walls, fences and other similar decorative materials and artistic features.

Landscaping may include water features, rock, wood, walls, fences and other similar decorative materials and artistic features.

### Right-of -Way and Associated Landscape Tracts

One street tree per each 30 lineal feet of street frontage is required. In addition, trees can best staggered, and/or planted in drifts or groves so long as the total number of required trees is provided. Street trees must be a minimum caliper of 1.5-inches diameter at breast height.

### Medians and planter strips

Landscaping within planter strips adjacent to parking spaces must include a low growing plant palette with a variety of textures, such as, but not limited to, low grasses, groundcovers and perennials. Irrigation is required. Rock mulch may be no more than 3" in size and must be neutral in color. Shrubs and ground covers may be planted in drifts, or as appropriate for stormwater quality/low impact development.

### Parking Lots

The purpose of parking lot landscaping is to soften the visual appearance, soften views of parking lots, add shade and reinforce safe pedestrian access to buildings and connecting sidewalks.

Parking lots with 12 or more stalls shall include:

- One tree for every six stalls located in islands or perimeter landscaping; and
- Total of all interior landscaped areas shall be at least 10 percent of the total parking area (including parking, maneuvering and loading areas)

All landscape areas must be planted with landscape materials except where pedestrian access is provided. Landscaping adjacent to parking spaces must include a low growing plant palette with a variety of textures, such as, but not limited to:

- Low grasses, ground covers and perennials; and
- A landscape area shall be provided at the end of parking aisles;
- Minimum width of all landscape areas is 4 feet.
- A reduction in width of up to two (2) feet may be allowed for interior landscape areas (not adjacent to right-of-way)
- A minimum six-foot wide perimeter of landscaping is required adjacent to rights-of-way, except where vehicular ingress and egress is proposed.

The perimeter landscaping may include decorative walls, solid fences or vegetation to obscure views of parking areas.

### Maintenance of Commercial Landscape

To the extent necessary to remain healthy and attractive, all non-native landscaping shall be watered, weeded, pruned, freed of pests, and replaced as necessary. Shrubs near parking lots

or driving lanes shall be cropped to prevent blockage of vision necessary for safe driving. Shrubs shall not be allowed to grow so as to block public sidewalks or required pedestrian walkways.

### **Timing of Landscape Improvements**

Parking lot landscaping must be bonded for or in place prior to occupancy of the building or use for which it is required.

## **Easements**

### **Public Utility Easements**

A public utility easement provides utility companies the right to install, maintain, operate, repair, remove, replace, or relocate public utility facilities.

### **Swale Drainage Easements**

A drainage swale is identified by its shaped and sloped depression in the soil surface that is engineered to convey water run-off to a desired location and cannot be blocked, obscured or covered. Not all lots have a Swale Drainage Easement. If a lot has a drainage swale, it will be shown on the lot-specific site plan and/or recorded plat that may be provided by the home builder or the City of Chubbuck.

## Specific Plant Requirements:

### Lawn

Lawn is preferred but not required. However, when provided, lawn areas must be large enough for practical use (minimum of 5' wide) and be located no closer than 2 feet from foundations (house and garage) and 2 feet from fences and tree trunks. Lawn must not exceed 60% yard coverage.

### Shrubs

Minimum size at installation is 3 gallon; 1 gallon in alley planting zones.

Shrub Spacing: varies depending on species type; never more than 5 feet on center.

Planting plans are encouraged to have a mix of both evergreen and deciduous plants for year round visual interest.

### Annuals

Annuals are permitted, however, limited to 25% of planter bed and must be dispersed throughout the planting area with perennials and shrubs for year round coverage.

Hanging plant baskets and pots are allowed on the front porch.

### Trees

#### Front Yards

Installed with landscaping and becomes the homeowners responsibly to maintain as part of their lot.

- Must contain a minimum of 1 deciduous tree in addition to trees located in the park strip.
- 1 1/2 inch caliper minimum.

#### Park Strip

Installed with landscaping, homeowner is responsible to maintain once you have closed on the home.

- 1 1/2 inch caliper minimum

#### All Trees

A minimum of 2 feet mulched radius tree ring or rectangle from curb to sidewalk is required at the base of the tree and must be consistent with the edging in the yard. Evergreens must be at least 6 feet in height at installation. Tree spacing is dependent on species type.

#### Hedges

Hedges are permitted on all lots and must be maintained on a regular basis.

#### Paving

Permitted materials for the center of a Hollywood drive include lawn, brick, pavers, stamped concrete and ground cover. Stained color concrete is acceptable; however, painted concrete is not allowed. Paved patios and decks must reflect the architecture of the home.



## Prohibited Plants and Trees

Most plants and trees are permitted in Harvest Springs however; below is a list of species that are prohibited on residential properties due to their noxious and evasive growing habits.

Cottonwood Palm Trees  
Russian Knapweed  
Hoary Cress Musk Thistle  
Diffuse Knapweed  
Russian Olive Tree  
Yellow Starthistle  
Spotted Knapweed  
Squarrose Knapweed  
Canada Thistle  
Field Bindweed  
Bermudagrass  
Quackgrass  
Leafy Spurge  
Dyers Woad  
Perennial Pepperweed  
Purple Loosestrife  
Scotch Thistle  
Siberian Elm  
Swedish Aspen Trees  
Perennial Sorghum  
Johnsongrass Medusahead

## Examples of Permitted Evergreen Trees and Shrubs



*Baby Blue Eyes Spruce 30' x 15'*



*Fat Albert Spruce 15' x 10'*



*Weeping White Spruce 30' x 10'*



*Columnar Blue Spruce 20' x 8'*



*Blue Rug Juniper 8' x 8'*



*Bird's Nest Spruce 2-8' x 3-12'*



*Dark Green Spreader Yew 4' x 4'*



*Winter Gem Boxwood 4' x 3'*

## Examples of Permitted Deciduous Trees and Shrubs



*Paul's Scarlett Hawthorne 20' x 22'*



*Crimson King Maple 40' x 30'*



*Pacific Sunset Maple 30' x 30'*



*Chanticleer Ornamental Pear 30' x 10'*



*Crimson Pointe Ornamental Plum 30' x 10'*



*Indian Magic Ornamental Crabapple 20' x 20'*



*Greenspire Linden 40' x 30'*



*Newport Ornamental Plum 30' x 25'*



*Columnar Norway Maple 50' x 35'*



*Swedish Columnar Aspen 40' x 10'*



*Spring Snow Ornamental Crabapple 25' x 25'*



*Imperial Honeylocust 40' x 40'*



*Red Leaf Royal Raindrops Ornamental Crabapple 15' x 15'*



*Tallhedge Columnar Buckthorn 12' x 4'*



*Regal Prince Oak 40' x 20'*



*Burning Bush 6' x 6'*



*Ivory Halo Dogwood 6' x 6'*



*Dwarf Korean Lilac 4' x 4'*



*Oakleaf Hydrangea 4' x 4'*



*Goldtide Forsythia 2' x 4'*



*Rosy Glow Barberry 4' x 4'*



*Goldflame Spiraea 3' x 3'*



*Peking Cotoneaster 10' x 10'*



*Anthony Waterer Spiraea 4' x 3'*



*Black Knight Butterfly Bush 6' x 5'*

## Fencing Guidelines

Fences help to define the edges of yards and give privacy to side and rear yards. They are considered background elements that help to highlight landscaping and architecture. Applications must include a plan depicting where the exact location of the fence is being proposed

### Front Yard

6 foot Privacy fences are not permitted in front or corner lots.

36 inch picket fences are permitted.

All front yard fencing should be consistent with the architectural style of the house.

### Rear Yard & Interior Side Yard

Rear yard & Interior side yard fencing is optional.

- Maximum height 72 inches from finish grade on high side of yard;

#### Setback Requirements

- 36 inches from alleyway

Variances for setbacks may be approved on a case by case basis by the Design Review Committee.

### Street Side Yard Fencing (Single Residence)

Side yard fencing is optional

Maximum height is 36 inches and picket style;

#### Setback Requirements

- At least 1 foot from rear corner of house
- 2 feet from sidewalk

### Street Side Yard Fencing (Townhomes and/or Condominiums)

Side yard fencing is optional however, special lot conditions apply.

### Trash Enclosures

Trash enclosures screen trash and recycling receptacles from common views. Trash enclosures should be of similar form, material and color as the privacy fence. Screening must exceed the height of the receptacle by 1 foot and must not exceed a height of 6 feet. Trash containers may be kept behind a fence or in the garage if a trash enclosure is not preferred.

### Fence Design Requirements

Required elements; pilasters (posts); horizontal rails at bottom, waistline, and top; and infill boards called the “main body” and “upper body”. Except for pilasters, all fencing components should be visually consistent with common lumber sized and construction. Fencing may be site-constructed or prefabricated, in module widths between 6 and 9 feet.

Depending on the slope of the lot, the DRC will determine whether fence stepping is required or whether fence sloping will be allowed. Fence design may be altered depending on architectural styles. Note that fence all installations must be approved by the Design Review Committee prior to installation.

### Pilasters

Pilasters should be sized appropriately to their material; for example, wood products in 6 x 6s.

### Caps

Caps on pilasters are required and need to match the fence style.

### Fence Rails

Rails must be expressed externally to the body on the public side of the fence along alleyways, parks, streets and open spaces.

Bottom and waistline rails must be at least 4 inches on the vertical, and are commonly 1 x 4 or 1 x 6 members. Top rails are often smaller elements, in keeping with a finer scale in the upper body. Rails must be 4 inches wide and 3/4 inch thick.

The main body of the fence may fully block views in order to create privacy in back yards. The upper body is located in the top 18 inches to 24 inches of the fence, and may be solid when facing other lots.

## Architectural Guidelines

It is a general rule that all architectural modifications must complement/match the current architectural style of the home.

### Setbacks

Land Use	Required Setbacks <sup>4, 5, 7</sup>					
	Front Yard (Min./Max)	Side Yard	Side Yard-Corner Lot	Rear Yard	Garage (Street Loaded)	Garage (Alley Loaded)
Residential	10'-25'	6'	10'	5'	15'	5'
Village	10'-25'	6'	10'	5'	15'	5'
Town	10'-25'	6'	10'	5'	15'	5'
Business and Research Park	10'-25'	6'	10'	5'	15'	5'

### Allowed Encroachments into Setbacks

Uncovered decks, patios, walkways, and other minor structural elements less than 30 inches in height; and fences six (6) feet in height or less; are exempt from setback requirements.

Retaining walls, rockeries and heat pumps and other similar mechanical/landscape features are allowed within setbacks.

Balconies above the first floor may intrude into setbacks up to 2 feet subject to applicable construction codes.

Chimneys and fireplaces, accent walls or pilasters, bay windows, eaves and other similar minor structural or architectural elements may encroach up to 2 feet into setbacks subject to applicable construction codes.

### Measurement of Setbacks

Setbacks are measured from the outside wall of the foundation of a structure to the property line in a perpendicular fashion.

### Determining Residential Setbacks on Irregular Lots

Irregular Lots are defined as lots that are non-rectangular, lots with three sides, or more than four sides and require special measurement techniques in order to achieve the purpose of the specific setbacks:

- **Front Setbacks:** Front setbacks shall be measured from the property line that abuts the street from which the lot is addressed or takes primary access. For an alley loaded lot, the setback is measured from the lot line furthest from the alley.



- Rear Setbacks: In the case of an irregularly shaped lot, a ten-foot line which is within the lot and parallel to and most distant from the front lot line shall be considered the rear lot line.
- Side Setbacks: All lot lines, which are not front or rear lot lines, shall be considered side lot lines.
- Pie-Shaped Lots: Setbacks on pie-shaped lots shall be measured at the closest point between the proposed building and the angled lot line, perpendicular to that lot line.
- Cul-De-Sac Lots: Setbacks shall be taken from the nearest proposed foundation corner, and measured perpendicular to the property lines.
- Flag Lots: A flag lot is a lot so shaped that the building area (the “flag”) is not adjacent to the street or alley on which the lot fronts, and which includes an access strip (the “pole”) connecting the building area to the street or alley. Setbacks shall be applied at the enlarged area of the lot (“flag”), and front and side yard setbacks shall be a minimum of five feet; whereas rear setbacks shall be a minimum of five feet.

**Alternative Lot Configurations**

In order to promote creative and unique site designs, alternative lot configurations are allowed within Harvest Springs. Alternative lot configurations include, but are not limited to:

- Zero lot line developments:
- “Z” lot configurations:
- Small Lot on Common Ground Configuration *See small lot on common ground in appendix*

**Minimum Building Sizes and Footprints**

Housing types:

- Mansion Homes (2 attached units),
- Small Lot Homes (1 unit),
- Medium Lot Homes (1 unit), and
- Large Lot Homes (1 unit).

Each housing type has unique minimum building size and footprint requirements. The table below details these minimum requirements.

Home Type	Minimum Building Sizes and Footprints
Small Lot Homes	Minimum: 900 square foot footprint entirely above ground
Medium Lot Homes	Minimum: 1,200 square foot footprint entirely above ground or 2,000 square foot combined level above ground.
Large Lot Home	Minimum: 1,400 square foot footprint entirely above ground or 2,400 square foot combined level above ground
Mansion Homes	

## **Materials**

Building materials are to be used in a way that is true to their nature and enhances the quality and character of Harvest Springs. Materials should be used consistently on all sides of a house. Consistent use of materials is critical to establishing quality. When materials are used inconsistently, i.e. a brick wainscot that is only used on the facade, the material itself looks fake and the overall quality of the building and neighborhood is cheapened.

Siding (shingle, clapboard, tongue and groove), natural stone, or brick should be the primary building material. Stucco is a secondary building material. It is suggested that no more than three materials be used per house. Materials should change only at appropriate locations, such as a change in the horizontal plane. Careful attention should be paid to the details of joints, soffits, and openings, particularly when using siding. Brick and stone, if used, should be used in a detailed, functional manner. Wainscots generally are not allowed; however, they are acceptable as a base or pedestal of a building or structure. Detailing should also be consistent on all exterior surfaces. Simple detailing to highlight structural elements such as eaves, windows, and doors is encouraged. Details should be appropriately scaled.

## **Air Conditioning Compressors**

Should be placed in an inconspicuous location and screened from view of street if a traditional home or commons area. On cottage homes they may not be placed in north facing side yards

## **Chimneys, Cladding, & Storm Doors**

Must match the architectural style of the home.

## **Color**

One or two colors should be used consistently on all sides of the house.

All color modifications must match the style of home. Shifts in color are limited to the following locations; inside corners, horizontal breaks and changes in material, breaks between trim and wall plane, gable ends and accent panels, plane changes.

All color modifications include a review of adjacent home colors (homes in the same visual corridor may not be the same color).

## **Columns**

Must be consistent with the architectural style of the home.

## **Driveways**

All residences must have at least driveway for two cars. For rear loading homes extra driveway is required to park one extra car.

## **Eaves**

Frieze board is 6 to 12 inches, either touching/lying on same plane with or no more than 8 inches above the window head trim.

## **Front Doors, Garage Doors and Storm Doors**

Color and style must match the architectural design of the home. Door slab ONLY may be painted; door frames and jam must remain trim color.

## Grading

Individual home sites should be graded to follow the natural grade to the extent possible. Sites should also be graded to retain drainage on-site or drain to appropriate stormwater systems. Drainage may not be directed to adjacent sites. Driveways may be graded to a maximum of twenty percent (20). A driveway may slope no more than twenty (20) feet at a grade greater than fifteen (15) percent.

## Greenhouses

Greenhouses are permitted but not in front yards.

## Gutters and Downspouts

Downspouts must be painted to complement and blend into the main house color. They must be located away from prominent corners, and must drain away from window wells and foundations.

## Masonry

Never terminate at an outside corner or in the middle of a wall; masonry must terminate at an inside corner.

Trim with an appropriate masonry water table detail.

Headers or lintels must span openings.

## Porch and Stair Railings

Vinyl, a paintable composite product, wood or metal material are permitted. There is a 4-inch maximum distance between porch balusters. Railings must be consistent with the architectural style of the home. Railing must complement home, exterior color and not be a focal point or distract from home.

## Roofs

Roof Pitches should be a minimum grade for snow load purposes. Roof materials should be appropriate to the design and style of the house. Rake and eave styles and materials should coordinate. Roof penetrations and flat skylights may be placed on a roof not facing public thoroughfare. Roof vents of any kind must be painted to match roof shingles. Dormers, if used, may have gable, hip, or shed roofs that work well with primary roof form.

## Shingles

Weave at corners or terminate with appropriate corner trim board or use artisan corner clips.

## Soffits

Material: Aluminum soffits and fascia materials, smooth fiber-cement boards, or tongue and groove. Soffit and fascia must match trim.

## Solar Panels

Solar panels are permitted. They should be low profile and similar color to the roof so as not to stand out. Orderly, block formation placement, in the least visually distracting manner is highly recommended. Solar panel electrical boxes must match the surrounding exterior color of the home.

## Trellis and Pergolas

Material and design must match the architectural style of the home.

## Trim

Transitions between materials must be trimmed and flashed in a manner appropriate to the style.

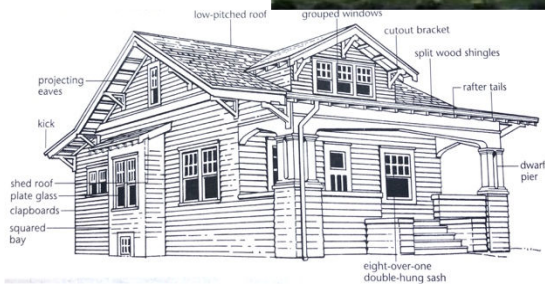
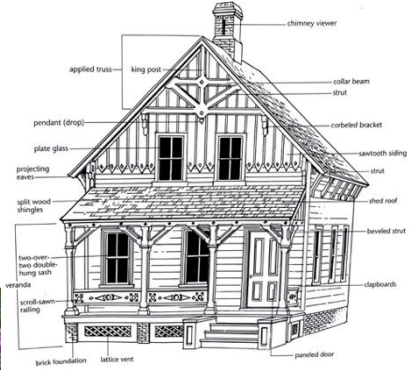
## Windows

Should be inset with a sill and lintel and not installed flush with the exterior. The addition of windows must match existing windows on home. Windows must match the architectural style of the home.

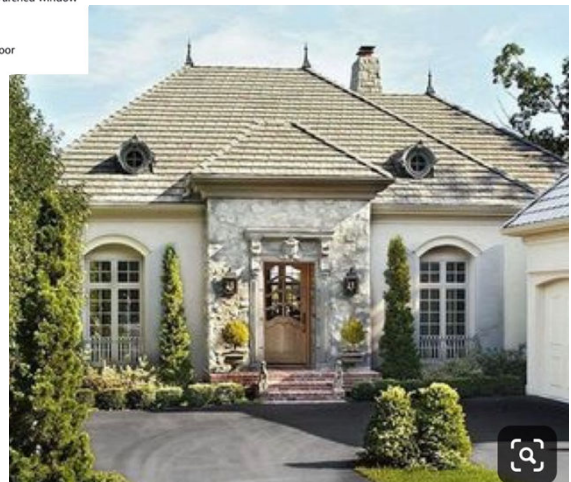
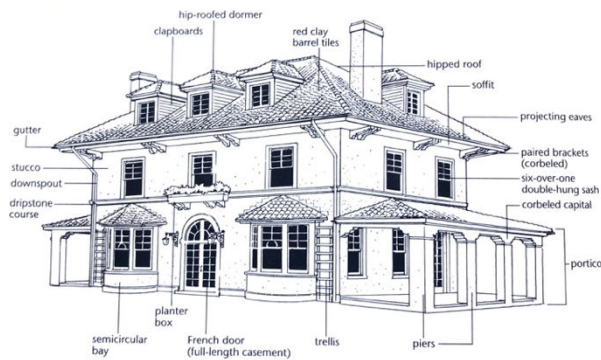
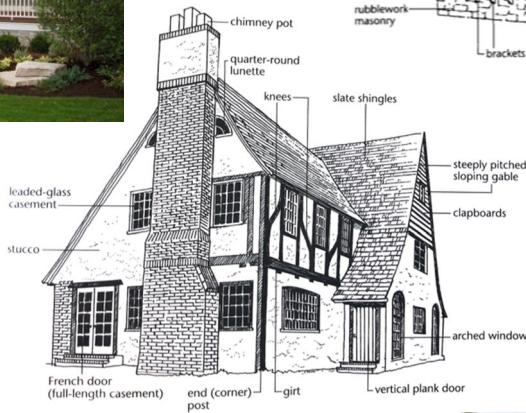
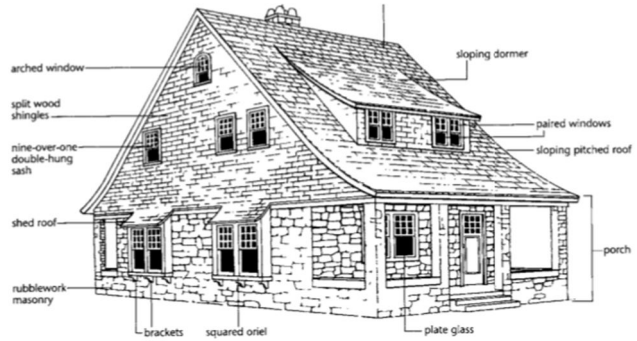
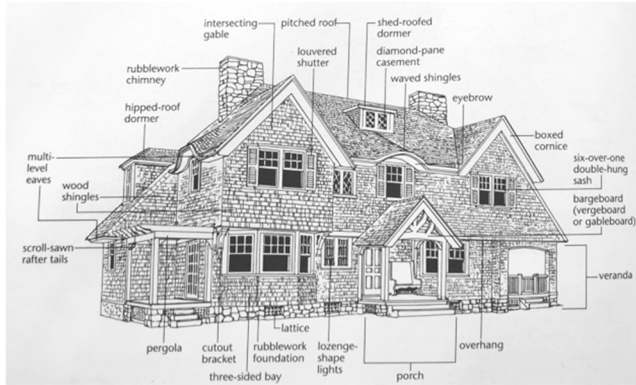
In small lot homes facing common ground windows on a zero line edge should only be placed 6.5 feet or above so as not to look out upon the side yard of neighbors. Windows facing away from the zero lot line and that look out on side yard are strongly encouraged to be large or plentiful in number.



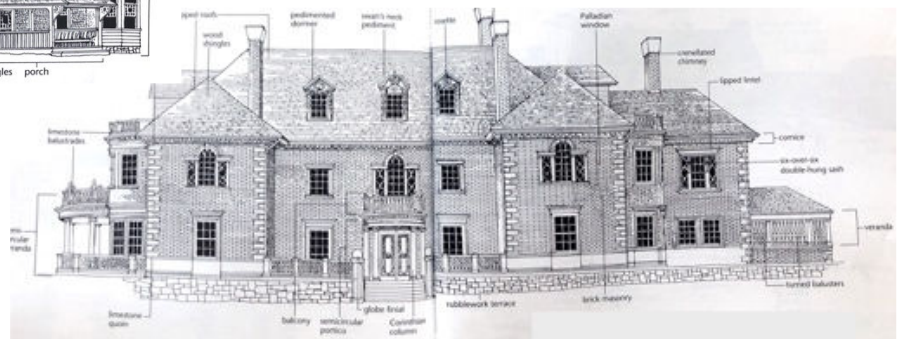
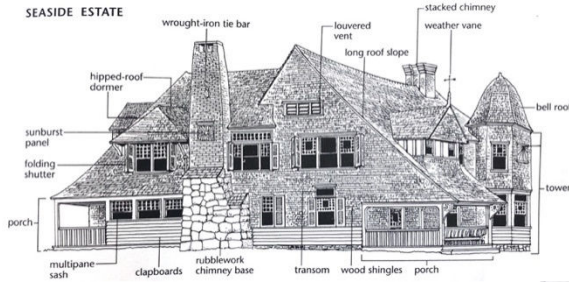
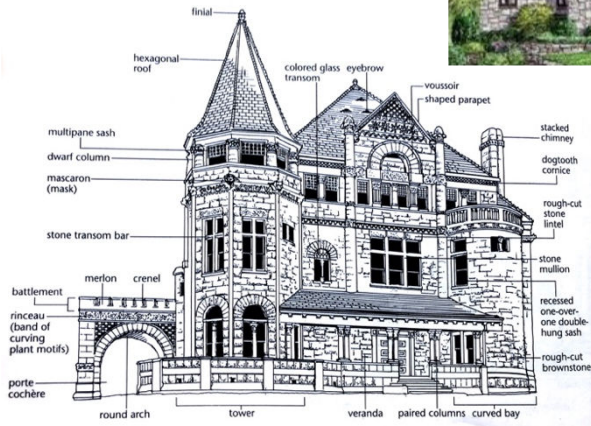
# Examples of Small Lot Homes



# Examples of Medium and Large Lot Homes



# Examples of Mansion Type Homes



## **Additional Guidelines**

### **Architectural Lighting**

Simple, low voltage, clear landscape lighting is permitted for practical night-time safety and pedestrian circulation. Fixtures should complement the architecture and encouraged to be downward firing to mitigate light pollution and nuisance to neighbors.

### **Dog Runs**

Dog run fence enclosures must be wholly contained within a fenced yard. Evergreen shrub screening must be planted on sides that are viewed from neighboring property. Fence material must be black vinyl coated cyclone (chain link) fencing, limited to 6' in height. A site plan showing the location of the proposed dog run enclosure, along with a drawing or product brochure of the dog fencing showing materials, dimensions. Demonstrating compliance with these guidelines must be submitted prior to the construction or placement of the dog run enclosure.

### **Flag Poles & Garden Structures**

U.S and Novelty flags are permitted, but should not detract from the home or landscape. All garden structures should be sized, scaled, and proportioned to be consistent with the house's architectural and landscape character and located in a manner which complements both.

### **Landscape Walls (Garden Walls and Retaining Walls)**

Subject to approval by all utility companies. If wall is greater than 30 inches in height, it must terrace and include a 2 foot to 3 foot wide planter bed in front.

### **Outdoor Patio Furniture**

Outdoor furniture such as chairs, tables, settees or loungers that are designed for outdoor use are permitted. Weather-resistant materials that will not be damaged by exposure to rain, sun, snow or other outdoor elements and are acceptable.

### **Play Elements (Swings, Slides, Trampolines, Etc.)**

Play elements are not allowed in front yards.

### **Shade Coverings/Shade Sails/Screens**

This is considered a seasonal item and must be removed during the winter months. If it falls into disrepair or fading it must be removed. Retractable awnings must stay retracted during the winter months.

### **Sheds**

#### **Shutters**

Must complement style and architecture of home

Appropriate sizes are as follows: each shutter must be equal to one half the size of the adjacent window.

If removal of shutters is proposed, window trim must be installed, if not present. If window trim is present, it must be removed before installation of shutters may occur so there is not a gap present.



### **Sport Courts**

Sport Courts including but not limited to basketball courts are considered a major modification and are subject to the Design Review process.

### **Vegetable Gardens**

Visible vegetable, herb, and cut flower gardens must be maintained in a weed free manner. They may not be allowed to remain fallow for more than 6 months of the year.

### **Water Features (Pool, Hot Tub/Spa, Pond, Etc.)**

Water features are not allowed in front yards. Pools, hot tubs, spas, etc. must be screened from public view.

### **Window Boxes**

Must complement the architectural style, color, proportion of windows and character of home.

## Appendix

### Definitions

**Annual:** Plant that lives only one growing season.

**Boulder:** A large rounded mass of rock at least 24 inches in width.

**Caliper:** The diameter (width) of a tree measured at 6 inches above the base or root of the tree.  
**Composite** I.e.: composite railing is generally made of material such as plastics and very fine wood saw dust, which are mixed and compressed with intense pressure and heat. This must be specific to architectural style, paintable, simulating wood.

**Deciduous:** A tree that sheds or loses leaves at the end of the growing season.

**ET Manager:** ET or Evapotranspiration is the amount of water lost from the soil through evaporation plus the plant's water loss (known as transpiration). The ET Manager detects information every hour and waters the soil when needed.

**Edger/Header:** A continuous edge between lawn and planting bed.

**Fallow:** Not in use; inactive.

**Galvalume:** A coated steel.

**Hollywood Drive:** A strip of paving or planting area in the center of the driveway.

**Impervious:** A surface that does not allow water to pass through.

**Irrigation Controller:** A controller that is set to determine when to turn on your sprinkler system.

**Ogee:** A double curve with the shape of an elongated S.

**Opacity:** A degree to which a substance is not transparent or translucent.

**Park Strip:**

**Perennial:** A plant that lives more than one growing season throughout the years.

**Pergola:** An arbor formed of trelliswork supported on columns or posts, over which vines or other plants are trained.

**Permeate/Permeable:** To pass through or into.

**Pervious:** A surface that permits water to pass through.

**Terrace:** A raised level with a vertical or sloping front or sides faced with masonry, turf, or the like, esp. one of a series of levels rising one above another.

**Trellis:** A structure of open latticework especially one used as a support for vines and other creeping plants.

**Variance:** An official permit granted by the Design Review Committee and the Board of Directors to allow something that is normally not permitted by regulations.

**Vinyl:** A synthetic, plastic or PVC made using synthetic plastics, such as polypropylene, nylon, polythene (polyethylene) or from various recycled plastics.

## Example of Small Lot Homes facing common ground configuration

Example of Small Lot Homes Facing a Common Area With Rear Loading Garage.  
green=grass, yellow=home, brown=bushes with bark, grey=cement, bold line=side lot lines.



To ensure privacy these homes are located on a property line and set back at least 10 feet from the other property line. Windows facing neighbor's yards are either opaque or placed higher than 6 feet. Garage placement is also on that property line.