Wyndemere Architectural Control Guidelines (April 25, 2015)

Purpose

This document details ACC interpretation of certain key aspects of the Deed Restrictions and the ACC's policies for exercising its discretion in application of same. The intent of these guidelines is to promote common understanding among ACC, residents and new applicants in order to facilitate plan preparation and review.

Deviations

Existing deviations from these guidelines due to prior variability in interpretation or enforcement of the Deed Restrictions do NOT create an entitlement to similar deviations or waivers for new homes.

Masonry Percentage

The Deed Restrictions require that exterior materials must be minimum 20% brick or stone, unless waived due to excellence of design. The denominator used by the ACC in calculating the masonry percentage is the gross vertical surface area (i.e. inclusive of windows and doors) of the entire exterior (all elevations).

Roof Shingles

The Deed Restrictions require a minimum shingle weight of 340 lbs per "square" (i.e. 100 square feet). Some manufactures no longer specify weight in this manner, however the ACC will typically accept an asphalt shingle that is specified to be installed using at least 4 bundles per square (i.e. coverage of no more than 25 square feet per bundle). Also, as an alternative to asphalt shingles, authentic or simulated wood shakes, slate, and tile are also acceptable and can substantially contribute to excellence of design.

Home and Garage Orientation

Generally, homes should be placed on the lot with planes of the front elevation parallel to the street (or to the chord of the arc where the street is curved, as on a cul-de-sac). Garages shall have side entry doors and be placed on the high side of the lot and oriented to minimize interior visibility to street traffic.

As past waivers of these standards have been very controversial with residents, any future exceptions are not anticipated in the absence of a very unusual and compelling case of hardship. In general, the inability to fit a particular home (e.g. a large ranch) on a given lot is not sufficient to justify a waiver if the lot could accommodate other equally valuable homes that would meet these standards.

Landscaping

New homeowners have one year from the time of the occupancy permit to complete landscaping installation. Specific requirements include:

- Professional landscape design plans that clearly specify plant species and size are required to be submitted for ACC approval within six months from the time of building permit.
- Beds and number-1 grade plantings are required to be installed per ACC-approved plans within one year from the time of building permit.
- Uniform mailbox is required to be installed at time of occupancy permit.
- Uniform electric lamp post is required to be installed within six months of occupancy permit.

Pools, decks, gazebos, fences and similar structures require ACC approval and should be incorporated into the overall landscape design with necessary buffer plantings, etc. as appropriate.

In addition to the above, downspout trenching (as a matter of architectural excellence) and a lawn irrigation system (which, as a practical matter, is necessary to keep the lawn green and healthy) are strongly encouraged.

Excellence of Design

In assessing excellence of design to determine whether and to what extent certain requirements may be relaxed in a particular review, the ACC considers a number of criteria, both objective and subjective, including:

- Quality, variety and aesthetic appeal of the exterior materials:
    - Uniqueness of material type and color with respect to existing homes.
    - Size, color and distinctiveness of brick / stone.
- Placement of masonry (and/or similar premium exterior materials, e.g. stucco or EIFS) in terms of impact to "curb appeal". In general:
    - Masonry and other premium materials placed on the front of the home typically have the greatest impact followed by masonry on the side elevation(s) most visible to street traffic. Generally, use of horizontal siding on the front elevation should be minimized.
    - Masonry incorporated toward the rear of the home or nearer to ground level (e.g., in a low "beltline" or "apron") where it will be obscured by landscaping, terrain and structures is of less aesthetic value than a similar amount placed in visible locations / on prominent features (e.g. on gables, chimney chase, etc.).
    - For excellence of design, masonry should be brought up to the peak of at least two gables (or at least one gable of at least 26 feet in height).
    - For excellence of design, masonry on the left and right hand sides of the front elevation must be well-balanced.
    - For excellence of design, masonry should terminate only at inside corners, appropriate returns ("wraps") or wing walls.
- Other design details, including:
    - Accents incorporated in masonry (e.g. carved address stone, quoins, corbels, cornices, keystones, clay flue / chimney pot, soldier course brick in place of wooden trim boards, etc.).
    - Use of windows or other design features to avoid substantial blank areas in walls.
    - Use of windows of appropriate size and having attractive grills / mutton bars.
    - Complexity / attractiveness of roof lines and pitch.
    - Roof shingle type, style and quality / weight.

Plan Submission Requirements

- Building plan submissions require scale drawings of all elevations and floor plans plus a land survey. Preliminary plans may be submitted electronically in .pdf format. Final plans for approval must be submitted as three full-size (at least ¼" scale) sets one of which will be retained by the ACC.
- Building plans should specify exterior materials and roof shingle type. Color selections may be submitted for ACC approval with plan or at a later date).
- Professional landscape design plans must specify plant species and size and indicate the locations of proposed pools, decks, gazebos, fences and similar structures.