

THE OAKS

A RESIDENTIAL COMMUNITY

DESIGN GUIDELINES

FOR

THE OAKS

**These guidelines are intended to provide the home purchaser
philosophy and commitment to quality in the development of
The Oaks**

11/28/2005

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THE OAKS CONCEPT

The Oaks is designed as a single-family housing development located on approximately 35 acres in Concord Township. On this land of rolling hills and trees, the developers of The Oaks envision a neighborhood community.

The Oaks is dedicated to preserving the natural beauty of the land through good design practices, good management and controlled growth. This will ensure the long-term protection of each homeowner's investment, as well as maintaining the quality of the environment throughout the development.

INTRODUCTION TO THE DESIGN GUIDELINES

The Oaks Design Guidelines have been prepared to help homebuyers; homebuilders, architects and residents of The Oaks community understand and become active participants in the process to assure long-term community quality. It is not the intent of these guidelines to review plans for structural integrity, life safety issues, code compliance or any technical applications, or to modify or restate the deed restrictions. The intent of this document is to provide a foundation for design, which will create a consistent character throughout the community.

DESIGN APPROVAL PROCESS

Design Review

Every proposed new home in The Oaks must be reviewed by the Architectural Review Board (ARB) before construction can begin. To assist you in understanding this review, the Development and Design Guidelines have been developed. These guidelines provide the basis for review of plans by the ARB, and serves as a checklist for you to insure all design elements have been considered in the creation of your home. Any questions in reference to The Design Guidelines should be submitted to the ARB through your builder or architect.

The following is an outline of the steps involved in the design approval process.

Step One: Preliminary Architectural Review

Participating Builder must submit two (2) sets of the construction plans as follows:

- a) Design Review Application
- b) Site Plan, Topography, Tree Survey
- c) Floor Plan
- d) Exterior Elevations (all sides)
 - 1. Roofs, structure, materials, manufacturer
 - 2. Walls structure, materials
 - 3. Fascia and Trim construction, materials
 - 4. Window Specifications: manufacturer, type, finish
 - 5. Doors Garage Doors: specifications, materials.

Material samples, product photos, and color chips are to be submitted upon request.

The ARB will review all design documents, sample materials, color chips and return one set of plans to the Participating Builder within fifteen (15) days from receipt with appropriate comments.

Step Two: Submission of Plans to Appropriate Building Department

Participating Builder submits approved plans to the Building Inspector and any other such agencies having jurisdiction for required permits.

Step Three: Final Architectural Review

Participating Builder must submit the:

- a) Landscape Plans
- b) Color Chips (exterior)
 - Roofs
 - Fences
 - Walls
 - Fascia & Trim
 - Windows
 - Doors
- c)* Patio/Decks: materials, finish
- d)* Fences Walls: structure, material
- e)* Screen Enclosures: structure, materials
- f) Mechanical Equipment: location and screening details
- g) Exterior Lighting Details
- h) Driveways: materials, finish

*If items are included with initial house plan submission, no additional charges will be made for review.

Design Document Changes

The Participating Builder must notify the ARB prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the ARB for the file. Any major deviations (as determined solely by the ARB) may require full Committee approval prior to commencement of the changes. The ARB reserves the right to inspect construction in progress for conformance with the approved design documents and applicants agree to cooperate fully with member of the ARB at all times.

Additions and Remodeling

Every house addition or remodeling in The Oaks must be reviewed by the ARB before construction can begin. The participating Builder must go through the same 3-step process as it relates to each individual remodeling or addition, decks and patios, and landscape walls are included.

ARB Approval Fees

- | | | |
|----|------------------------------------------------------------------|-------|
| a) | Architectural Review | \$200 |
| b) | Landscaping Review | \$100 |
| c) | Final Review | \$100 |
| | (only if separate review is required after Architectural Review) | |
| d) | Additions & Remodel Review | \$100 |

DESIGN DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outline below.

Preliminary Design Review Application

(See separate exhibit in later portions of this manual)

General Drawing Requirements

Drawing Size: 24" x 36" Blueline, including:

Owner's Name

Builder's and Architect's Name

Lot Address

Date of Drawing

Site Plan (also see Landscaping Plan)

Scale: 1" = 20'

Property Lines

Building Setback Lines

Easements

Right of Ways

Driveways

Patios/Decks

Pools/Spas

Walkways

Culverts

Drainage Plan

Dwelling Perimeters (1st/2nd Floor)

Roof Line/Overhang

Topography (finish and existing grades)

Equipment

Lighting

Tree Survey – showing existing trees (8" diameter @ 3' above grade)

House location and area proposed to be cleared

Floor Plans

Scale: 1/4" = 1', showing:

Room Names

Doors

Windows

Room Dimensions

Roof Plan

Exterior Elevations

Scale: 1/4" = 1'

Existing Grade-Fill

All exterior views for all structures including material, textures and
Colors

Building Sections

Scale: 1/8" or 1/4" = 1' (min)

Wall/Roof Section

Roof Pitch/Materials/Colors

Floor Elevations

Exterior Colors, Finishes, Materials

Specifications

Manufactures

Samples/Finishes/Product Photos/Color Chips upon request

Landscape Plans (also see Site Plan)

Scale: 1" = 20'

Topography

Drainage

Easements

Right of Ways

Plant Material

Surface Material

Exterior Lighting

Details Transformer Location

DESIGN REQUIREMENTS

YOUR HOME SITE

Landscaping and Irrigation

- a) All easements and right-of-ways shall be landscaped in conformance with easement limitations and must be included in your landscape design.
- b) All homes must be fully landscaped and maintained – front, sides and rear.
- c) Existing trees with a diameter of 8” or more (measured 3’ above grade outside the building pad) must be noted on the site plan, tree survey and landscape plan. Specimens scheduled for removal must be included on plans and tagged with the final stakeout. In no case shall trees with a diameter of 8” or more (measured 3’ above grade outside the building pad) be removed without approval. See Declaration of Covenants and Restriction, Article 1, Section D for other restrictions.
- d) All applicants and Participating Builders shall make a diligent effort to protect all remaining trees during construction to provide staked-off areas to protect root systems from heavy vehicles and equipment, to install tree wells and to take other precautions in cases where fill is required around trees.
- e) The following represents mandatory landscaping and irrigations requirements:

Minimum landscaping for The Oaks – see Exhibit “E” attached.

Utilities/Service Areas/Accessory Structures

(Refer to Declaration of Covenants & Restrictions)

- a) Accessory structures, tool sheds, doghouses, or dog runs, shall not be permitted. Article 1, Section (A)
- b) All playground equipment shall be placed to the rear of the residence.
- c) Outside antennas and satellite dishes shall not be permitted unless 18" or less and not in view.
- d) A flagpole for display of the American flag shall be permitted, subject to approval of the size, placement, color, finish and design.
- e) No clotheslines shall be allowed.
- f) All garbage containers, AC compressors, water softeners, pool pump equipment, etc., shall be located in rear yards or side yards behind the setback line and shall be screened or walled from front streets and adjoining properties. AC compressor shall not hang from the side of any home.
- g) Applicant shall be responsible for all utility services from the point of utility company connections underground to the Applicant's home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers and other utility service equipment/gear shall be shielded by screening, walls, or landscaping. All wall mounted gas and electric meters are to be painted to match wall materials.

Grading and Drainage

- a) No bulldozing or clearing of trees shall be commenced until plans and specifications showing the nature, kind, shape and location of work have been submitted and approved. Fill shall not be deposited at any location prior to approval. Cut or fill shall be replanted with plant materials, which shall blend with native vegetation.

- b) All buildings will be completed at a finished floor elevation compatible with its surroundings.
- c) Applicant shall be responsible for grading and surface drainage so that surface run-off will not adversely affect adjoining properties. Applicant shall provide construction devices, stepped terraces, or other forms of erosion control. Downspouts shall be piped to the storm system and drainage shall be directed toward catch basins. Splash blocks are not allowed.
- d) The use of 4" black corrugated plastic storm drain is prohibited. The use of 4" white PVC (2.500 lbs) is required. Install 4" collector lines for drainage where required by the developer.

Outdoor living area/swimming pools/screen enclosures

- a) Swimming pools shall not be permitted on the street side of any residence. No above ground pools are permitted.
- b) Screen enclosure materials and colors must be approved. Pool enclosures must be neutral in color. Materials and color must be submitted for approval. Wrought iron type fence is recommended.
- c) All outdoor recreational devises (sandboxes, swing sets, trampolines, swimming pools, basketball backboards, lawn games, etc.) must be approved.

Mailboxes

- a) Mailboxes or other similar receptacle design and specifications must be incorporated into final plans and will be uniform as designated by developer.

Fences

(Refer to Covenants & Restriction (Article 1, Section "f"))

- a) Attempts to establish property lines throughout individual fencing is not acceptable. Every effort must be made to retain the feeling of open spaces.
- b) No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.
- c) A survey and staking is required before performing work near property lines.

YOUR AUTOMOBILE

Garages/driveways/Exterior Lighting

Refer to Covenants & Restrictions (Article 1, Sections C and P)

- a) Carports are not permitted.
- b) No street-side parking areas may be created by extending any portion of the street pavement.
- c) No overnight business vehicle or equipment parking shall be permitted outdoors including R-Vs and Boats.
- d) All units shall have an approved exterior light by the driveway near street unless streetlights are installed. All proposed exterior lighting shall be detailed on the final Landscape Plan. No exterior lighting shall be permitted which in the opinion of the ARB would create a nuisance to the adjoining property owners.
- e) Where possible, access to corner lots shall be from the least traveled street.
- f) Side and rear entry garages only unless otherwise approved by the ARB.

YOUR HOME

Character

The following are only suggestions as to style of homes being built in The Oaks.

1. Traditional styles generally with English or European origin.
Alternatives can be found:
 - a) Southern Plantation
 - b) Georgian
 - c) Shingle
 - d) Colonial
 - e) English Cottage
 - f) French Country

Dwelling Size/Minimum Standards

All residences shall conform to the following standards:

1. All dwellings shall be used only for single-family purposes.
2. The square footage of dwellings will be as follows:
3400 minimum square footage (Two story or story and ½)
2800 minimum square footage (Ranch)
3. Garages shall be attached, enclosed and shall be a minimum of 2 car. Side load garages are required. Detached or "Carriage" garages are permissible in conjunction with attached garages.
4. Driveways: 16' minimum width at entrance to garage and three feet minimum off property line.
5. Driveways may be asphalt, stamped concrete, concrete pavers, brick or a combination of any of the two. **CONCRETE DRIVES ARE PERMITTED.**

Roof Pitch/Roofing Materials

1. Roofs shall slope at a minimum pitch of 8/12 front – to-back and 10/12 from front facing gable and hip roofs, except for specific design elements, such as, porches, or as otherwise approved. Recommended roof surfacing materials are cedar shakes, cedar shingles, natural slate, tile, copper seemed roofing, Fiberglas and asphalt shingles. If Fiberglas or asphalt shingles are used a minimum of 30 year dimensional shingles Certainteed Landmark or approved equal at current manufacturing standards. Gutters and downspouts are required and shall drain to underground drainage. Flat roofs shall be no more than 10% of the roof area.
2. All roof stacks, flashing and metal chimney caps shall be painted to match the approved roof colors. Roof stacks and plumbing vents shall be placed on the rear slopes of roofs.

Exterior Materials

Most earthen-tone colors work well in tying together the continuity of the building. The intent is for the individual house to blend into the total image. Stains are preferred to paints. Roof colors should not contrast sharply with the rest of the house.

1. The selection of exterior material shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic material. Depending on specific applications the following materials have been approved by the ARB:
 - a) Siding and Trim (cypress/cedar/redwood): cedar shake, lap siding tongue and groove siding, “HardiPlank”) Cement composite) siding is allowed. Other hardboard siding may be with the approval of the ARB.
 - b) Stucco: (Approval subject to application, texture and use of other primary secondary or decorative treatments) External Insulated Finish System EIFS (Dryvit)
 - c) Masonry: Natural stone, brick or cultured stone.

- d) Windows: Wood frame, aluminum or vinyl clad windows. Divided light or grilles are recommended.
 - e) Exposed concrete block foundations are prohibited.
2. The following exterior materials are not approved for construction: Aluminum or vinyl siding; decorative concrete block; concrete block (except for subsurface walls); Fiberglas; logs (imitation or otherwise except for landscaping purposes); fiberglass garage doors; and certain types or imitation stone and brick; Fiberglas or asphalt shingles used as siding.
 3. High quality simulated stone and brick from natural material will be considered on their own merit by the ARB, but are subject to disapproval.
 4. Exterior colors, that in the opinion of the ARB, would be inharmonious, discordant and/or incongruous, shall not be permitted.
 5. Chimneys must rest on a foundation and extend above the roof (no dog boxes.) No cantilevered chimneys. All chimneys shall be stone or brick exterior finish. Stucco can be used in conjunction with stone or brick as long as it is in keeping with the architectural design of the home.

The ARB shall have final approval of all exterior color submitted. Each applicant must submit to the ARB as part of Final Architectural Review, an application listing the manufacturer and color of the roof, exterior wall treatments, shutters, trims, etc.

A Color board with manufacturer's names and number, with color/material "chip" and location of same, of 8-1/2" x 11" size or 8-1/2" x 14" size shall be provided if requested. Should color or materials be revised prior to completion, contractor shall update (modify) that reference file.

Patios, Terraces and Decks (on grade where possible)

The design of outside living space must be properly coordinated with the design of every home.

Outside spaces, when designed to provide privacy, can be enclosed with planting, fences, walls, or gently mounded earth.

DESIGN RECOMMENDATIONS

HOMESITE

Site Qualities

Identify the natural qualities of the site, and decide what they are and how they should be used. Save the trees, rock outcroppings and scenic areas; use the views; recognize the slopes and drainage patterns. Place your house on the site to disturb a minimum of existing grades and contours. During construction, protect trees or natural areas by a temporary fence or barrier. Leave ravine areas natural and undisturbed; do not fill with dirt or debris. Remove no trees or natural features before final approval or plans and specifications.

Topography

The land at The Oaks varies from level to sloping. Such design elements as mounding, retaining walls and the stepping of slopes should be considered in developing your site. These elements should blend with your site and enhance its natural features.

Grading

When trees or other such elements are to be preserved, they will determine the level of grading in their immediate vicinity. Retaining walls, terraced banks, and planted slopes should be considered as part of a grading plan.

Graded portions of lots outside the buildable area shall be kept near existing grade.

Drainage

Drainage is often a major problem for the new homeowner, often forgotten and seldom completely solved before the first big rain or spring thaw forces action. On sloping land, each neighbor receives water from those above him and deposits water on those below. Therefore a pattern of compulsory mutual responsibility is established.

The acts of excavating or filling, or destroying the natural vegetative cover, or of building impervious roofs or paved surfaces increase the amount of surface run-off and change its direction and concentration.

Storm water from buildings and pavements on each site shall be directed by pipe or swale to the street, the nearest storm sewer or natural waterway. Storm water originating from the natural watersheds of adjacent property shall be accommodated and transmitted through your site to an existing outlet.

It is required at The Oaks to control storm water and sedimentation both during and after construction.

Setbacks and Side Yards

Building front yard setbacks are flexible at The Oaks with the minimum requirements set by zoning. It is the intention that homes will have varied setbacks, not "lined-up" as in a subdivision, and be carefully sited in more random order where trees and topography indicate. Side yard setbacks will vary according to lot size and are indicated on The Oaks Master Plan.

Coordinate with Your Neighbor

Create privacy for you and your neighbor by carefully locating and coordinating the private spaces of your home. When possible, use common screen walls or fences to help each other create privacy. Think about where you place your windows; avoid window that "look into" your neighbor's windows.

AUTOMOBILE

Driveway

The ideal driveway links strongly with the front entrance, making it easy for a person to use the front door before reaching the rear. This concept makes the driveway part of the entry garden, partially enclosing it with shrubs or a wall

creating a real "auto entrance". Special driveway paving is encouraged (brick, combination brick, textured concrete, etc.). On sloping lots, "sunken" or cut-in driveways should be considered. On flat sites, mounding may be considered to help driveways blend with there sites.

Access from the street should be as easy and direct as possible, but other the straight-line drive makes the garage overly important. Ideally, garage doors are screened with planting. Curved driveways and driveways to detached garages at the rear of homes are possible.

Garage

Place your garage so that the door does not dominate hour house. Set it back from the main face of the house, curve the driveway, and enter from the side or rear.