

THE HERITAGE AT JEFFERSON MINIMUM BUILDING STANDARDS AND GUIDELINES

All roads, driveways and parking areas shall be designed so that surface waters are collected and drained in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding anywhere on the lot, common areas, or public streets.

No trash or construction debris shall be buried on any lot or common area.

Site and Grading Plan must be submitted to the Architectural Control Committee (ACC) for approval prior to construction. No trees may be removed prior to grading plan approval.

SIZE OF RESIDENCE/SETBACK CRITERIA

No foundations shall be excavated, formed, or poured, nor shall construction commence in any manner, until the Site and Grading Plan approved by the ACC.

There shall no less than 30' between residences.

- a. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. The overall intent is to maintain a feeling of open green space between units.
- b. Minimum building setbacks are as follows:
 - Front Yard 50' (unless otherwise approved by ACC) from back of curb
 - Rear Yard 40' from rear property line
 - Side Yard (interior) 15' from property line
 - Building Line Is measured from any part of the structure that protrudes (ie, cornice drip line, fireplace, gutter)
 - Corner Lots 50' from any side or front street
- c. Minimum Roof Overhang 8"
- d. Minimum Roof Pitch 10 to 12 (Main Body)
- e. Maximum Building Height 40' above average finished grade adjacent to building (Top of Roof)
- f. Minimum Driveway Width 12'
- g. Minimum Square Footage The enclosed heated living area (exclusive of garages, porches, terraces and basements) of all one-story dwelling shall contain not less than 1800 square feet. The enclosed heated living area (exclusive of garages, porches, terraces, and basements) of all one-and-a-half and two-

story dwelling shall contain not less than 2100 square feet. No dwelling shall be constructed exceeding three stories.

ELEVATIONS

Submit front, rear, and side exterior elevations to the ACC for review prior to construction. The front exterior building elevation will be reviewed for design, relating to surrounding homes, to reduce similar appearances.

EXTERIOR MATERIALS AND COLORS

Exterior finishes shall be brick, stucco, stone or shingle concrete-based siding (Hardie Board). However, the rear of 3-sided ~~the~~ brick houses will be allowed to have painted siding (with color approved by the ACC). In no case shall vinyl siding be used.

- Metals Factory finished in durable anodized or baked-on enamel, wrought or copper. All fascia boards shall be fully encapsulated by metal and all soffits shall be vinyl or metal.
- Wood Timbers, boards, tongue and groove, wood siding, rough sawn lumber, wood shingles and shakes and beaded mahogany (per strict ACC review).
- Side elevation material is to be the same as front material. When stucco is used, all four sides must be the same.

FOUNDATION

Minimum Allowance Poured concrete wall, with minimum 9 foot ceiling height for basements.

Waterproofing system or damp proofing is required on the exterior foundation wall, interior only if necessary.

ROOFS

- a. The minimum acceptable roof pitch is 10 to 12 feet.
- b. Roof stacks and plumbing vents shall be painted black and placed on rear slopes of the roofs where possible.
- c. Architectural style asphalt roofing shingles shall be used and must be approved by the ACC. Black, brown, or gray color only.

- d. Skylights are not permitted on the front sides of roof.

WINDOWS, DOORS, SCREENED PORCHES, PATIOS AND DECKS

- a. Wood sash windows with window screens on all operable windows.
- b. All screening and screen enclosures shall be constructed utilizing anodized or electrostatically painted aluminum or wood and must be approved by ACC.
- c. Doors shall be painted metal, wood or leaded glass (subject to ACC approval).
- d. Water softeners, trash containers, sprinkler controls and other similar utilitarian devices shall be fenced or walled from public view in a manner approved by the ACC, and shall not extend into any setback.

CHIMNEY/FIREPLACES

- a. Cantilevered chimneys are permitted on side and rear only.
- b. Chimney bonnets must be placed on all chimneys.

ELECTRICAL

- a. Electrical smoke detectors with battery back-up-1 per floor.
- b. Roughed in burglar alarm is recommended.
- c. Automatic garage door.
- d. Two floodlights-garage and back.
- e. Requirement for each home to be pre-wired for cable TV and telephone.

GARAGES, GARAGE DOORS, DRIVEWAYS, WALKWAYS, SIDEWALKS AND EXTERIOR LIGHTING

- a. All buildings shall have a minimum of two-car garage. All must have side entry garages unless otherwise approved by the ACC. Carports are not permitted. All garage must be a minimum of twenty (20') feet by twenty (20') feet. Single garage doors must be a minimum of nine (9') feet and double doors must be a minimum of eighteen (18') feet.

- b. Minimum driveway width is eighteen (18) feet for any approved front entry garage and twelve (12') feet for side entry. Driveway and turnaround must be a least two (2') feet from property line (unless otherwise approved by ACC).
- c. No curb side parking areas may be extending from any portion of the street pavement.
- d. Aluminum garage doors are recommended.
- e. No exterior lighting shall be permitted which in the opinion of the ACC would create a nuisance to the adjoining property owners.
- f. All driveways will be constructed of concrete.
- g. Two floodlights – garage and back.
- h. Front walkway from driveway to house is recommended to be constructed of concrete.

LANDSCAPE

It is the purpose of this section to establish certain requirements and regulations that shall establish a minimum standard for functional and aesthetic landscape treatment for The Heritage of Jefferson. This proposed treatment of landscaping is composed of living and non-living elements which, properly and effectively combined, will greatly enhance the total man-made and natural environment.

- a. Front yard and side yard of corner lots are to be sodded where natural areas disturbed.
- b. Backyard may be seeded and strawed.
- c. Retaining walls shall be same finish as the house.
- d. On non-cornered lots yard to be sodded to rear corner of house.
- e. Builders will plant three trees per lot with 1-2 inch girth.
- f. No chain-link fencing, hog-wire or chicken wire allowed. All fencing materials must be approved by the ACC committee.

HVAC

- a. All air conditioning units shall be shielded and hidden by landscaping so that they shall not be visible from any street or adjacent property.
- b. Window and or wall air conditioning units shall not be permitted.
- c. Dual HVAC system subject to review by the ACC.

MAILBOXES, SIGNS, ANTENNAS, AND FLAGPOLES

- a. Must use neighborhood approved standard mailbox.
- b. Outside antennas or satellite dishes not visible from any side street or adjacent property. Not to exceed 18" in diameter.
- c. A flagpole for display of the American flag only shall be permitted, subject to ACC approval of placement and design. No flagpole shall be used as an antenna.

MISCELLANEOUS

Any construction on a lot shall be at risk of the Owner of such lot, and the Owner of such lot shall be responsible for any damage to any curbing or street resulting from construction on such lot; repairs or such damage must be made by the Owner within thirty (30) days after completion of such construction.

All construction shall be carried out in compliance with the laws, codes, rules, regulations and orders of all applicable governmental agencies and authorizes.

SIDEWALK

Builder, where required by recorded plat, shall install a four foot wide sidewalk behind back curb in compliance with all applicable requirements and specifications of the City of Jefferson. Sidewalks shall not be poured until all utilities and driveways are in place.

- The above standards are a guideline only and may be changed as necessitated by the ACC.