

Architectural standards of PUDs

PERSIMMON GROVE PUD(P) 11-04

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ARCHITECTURAL REQUIREMENTS: THE FOLLOWING ARCHITECTURAL REQUIREMENTS SHALL REPLACE IN THEIR ENTIRETY THE ARCHITECTURAL REQUIREMENTS SET FORTH IN THE AVON ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO SECTIONS 4-8 AND 8-5:

1. IF USED, VINYL SHALL BE PREMIUM GRADE VINYL SIDING AND SHALL HAVE A MINIMUM THICKNESS OF 0.044 INCHES AND SHALL COMPLY WITH THE ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS) STANDARD SPECIFICATION FOR RIGID POLY SIDING (ASTM D3679). ALL SIDING SHALL BE CLASS I AS LISTED IN THIS STANDARD. THE MINIMUM LENGTH OF UN CUT SIDING PIECES SHALL BE TWELVE (12) FEET. THE INSTALLER SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF JOINTS AND TO KEEP THE LENGTH OF INSTALLED SIDING PIECES TO TWELVE (12) FEET. ADDITIONALLY, THE SELECTED MATERIALS SHALL PRESERVE A WOOD GRAINED FINISH IN BOTH THE SIDING AND THE TRIM.
2. RESIDENTIAL DRIVES SHALL BE CONSTRUCTED OF CONCRETE MATERIAL.
3. ANTI-MONOTONY CODE: A. NO HOUSE SHALL BE OF THE SAME FRONT ELEVATION DESIGN AS ANY OTHER HOUSE WITHIN TWO (2) HOUSES TO EACH SIDE OF THE SUBJECT LOT NOR DIRECTLY ACROSS THE STREET. B. NO SINGLE FRONT ELEVATION DESIGN MAY BE APPLIED TO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE FRONT ELEVATIONS WITHIN ANY SINGLE PHASE OF A DEVELOPMENT. C. MIRROR IMAGES OF THE SAME CONFIGURATION/ELEVATION DO NOT MEET THE REQUIREMENT.
4. A VARIETY OF HOME STYLES SHALL BE ENCOURAGED BY ALLOWING FOR A DIFFERENT SET OF REQUIRED AND OPTIONAL CHOICE ARCHITECTURAL FEATURES FOR EACH HOME STYLE.
5. ALL SINGLE-STORY HOMES SHALL HAVE 100% BRICK ON THE FRONT ELEVATION FAÇADE (EXCLUSIVE OF DOORS, WINDOWS, GARAGES, OTHER OPENINGS, AND GABLES WHERE STYLE APPLICABLE) UNLESS THE HOME IS CONSTRUCTED UTILIZING ELEMENTS OF ONE OF THE FOLLOWING ARCHITECTURAL STYLES: CRAFTSMAN, LOW COUNTRY, COUNTRY, COTTAGE, CLASSICAL OR HEARTLAND STYLE ARCHITECTURE. PLEASE REFER THE PATTERN BOOK PLANS FOR PERSIMMON GROVE ATTACHED HERETO AS EXHIBIT "C-3" AND THE EXAMPLE ELEVATIONS ATTACHED HERETO AS EXHIBIT "C-4, AND TO THE ARCHITECTURAL FEATURE GRID FOR FRONT ELEVATION FEATURES ATTACHED AS EXHIBIT "F".
6. "AREA A" AS SHOWN ON EXHIBIT "E" SHALL BE LIMITED TO SINGLE-STORY HOMES.
7. ALL MULTI-STORY HOMES SHALL HAVE 50% BRICK ON THE FRONT ELEVATION FAÇADE (EXCLUSIVE OF DOORS, WINDOWS, GARAGES, OTHER OPENINGS, AND GABLES WHERE STYLE APPLICABLE) UNLESS THE HOME IS CONSTRUCTED UTILIZING ELEMENTS OF ONE OF THE FOLLOWING ARCHITECTURAL STYLES: 6 CRAFTSMAN, LOW COUNTRY, COUNTRY, COTTAGE, CLASSICAL OR HEARTLAND STYLE ARCHITECTURE. PLEASE REFER THE PATTERN BOOK PLANS FOR PERSIMMON GROVE ATTACHED HERETO AS EXHIBIT "C-3" AND THE EXAMPLE ELEVATIONS ATTACHED HERETO AS EXHIBIT "C-4".
8. ALL HOMES SHALL HAVE A MINIMUM OF FIVE (5) OF THE ARCHITECTURAL OPTIONS AVAILABLE FOR THE FRONT ELEVATION OF EACH HOME TYPE AS LISTED IN ATTACHED EXHIBIT

“F”. THE PATTERN BOOK ATTACHED AS EXHIBIT “C” AND REFERENCED IN PARAGRAPHS 5 AND 6 ABOVE SHOULD BE UTILIZED TO SELECT THE APPROPRIATE OPTIONS FOR THE ARCHITECTURAL STYLE. THE EXAMPLE ELEVATION DRAWINGS AS DEPICTED IN EXHIBIT “D” REPRESENT THE IMPLEMENTATION OF THE ARCHITECTURAL ELEMENTS IN AN ACTUAL FLOOR PLAN PARTICULAR TO A HISTORICAL HOUSE STYLE. EACH ELEVATION SHALL HAVE AT LEAST ONE ARCHITECTURAL ELEMENT (“POINT”) ON ITS FRONT ELEVATION FROM EACH OF THE FOLLOWING FIVE CATEGORIES BELOW, UNLESS THE ARCHITECTURAL STYLE CONTAINS MORE THAN ONE ROOF STYLE ARCHITECTURAL ELEMENT, IN WHICH CASE THE FRONT ELEVATION SHALL STILL REQUIRE AT LEAST FIVE TOTAL POINTS, BUT WILL NOT BE REQUIRED TO HAVE ONE POINT FROM EACH CATEGORY:

I) ROOF STYLE

- (A) FRONT GABLE
- (B) HIPPED ROOF
- (C) SHED ROOF

II) FRONT PORCH

- (A) PORCH COLUMNS
- (B) PORCH RAILINGS
- (C) LARGE COVERED PORCH

III) MATERIALS

- (A) HORIZONTAL SIDING (0.044)
- (B) VERTICAL SIDING
- (C) SHAKE SIDING
- (D) BRICK
- (E) BOARD & BATTEN

IV) WINDOWS

- (A) WINDOWS WRAPPED IN EXTERIOR TRIM
- (B) WINDOWS WRAPPED IN BRICK DETAIL
- (C) SHUTTERS ON FRONT ELEVATION PER ARCHITECTURAL STYLE
- (D) WINDOW GRIDS ON FRONT ELEVATION PER ARCHITECTURAL STYLE

V) OTHER FEATURE(S)

- (A) DORMERS
- (B) DUTCH HIP
- (C) BAY WINDOW
- (D) BOX WINDOW
- (E) PORCH COLUMN BRACKETS
- (F) PORCH COLUMN BAS (DECORATIVE)
- (G) WINDOW IN GABLE
- (H) GABLE VENTS & FYPONS
- (I) GABLE BRACKETS
- (J) WINDOW ON SIDE OF HOUSE

G. NOT MORE THAN 20% OF THE HOMES IN PERSIMMON GROVE WILL HAVE THE MINIMUM NUMBER OF ARCHITECTURAL OPTIONS.

ARCHITECTURAL REQUIREMENTS: THE FOLLOWING ARCHITECTURAL REQUIREMENTS SHALL REPLACE IN THEIR ENTIRETY THE ARCHITECTURAL REQUIREMENTS SET FORTH IN THE AVON ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO SECTIONS 4-8 AND 8-5:

1. WHERE TWO WALL MATERIALS ARE COMBINED HORIZONTALLY ON ONE FAÇADE, THE HEAVIER MATERIAL MUST BE BELOW.

2. AT LEAST FIFTY PERCENT (50%) OF THE FIRST FLOOR OF THE FRONT FAÇADE, EXCLUSIVE OF WINDOWS AND DOORWAYS, OF RESIDENTIAL BUILDING SHALL BE MASONRY.

3. VINYL SIDING SHALL BE PREMIUM GRADE VINYL SIDING AND SHALL HAVE A MINIMUM THICKNESS OF 0.044 INCHES AND SHALL COMPLY WITH ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS) STANDARD SPECIFICATION FOR RIGID POLY SIDING (ASTM D3679). ALL SIDING SHALL BE CLASS I AS LISTED IN THIS STANDARD. THE MINIMUM LENGTH OF UNCUT SIDING PIECES SHALL BE TWELVE (12) FEET. THE INSTALLER SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF JOINTS AND TO KEEP THE LENGTH OF INSTALLED SIDING PIECES TO TWELVE (12) FEET. ADDITIONALLY, THE SELECTED MATERIALS SHALL PRESERVE A WOOD GRAINED FINISH IN BOTH THE SIDING AND THE TRIM. ON "GABLE END TRUSSES" THAT ARE CONSTRUCTED OUT OF TWO BY FOUR INCH (2' X 4") DIMENSIONAL LUMBER INSTALLED VERTICALLY AT SIXTEEN INCHES (16') ON CENTER (OR GREATER SPACING) AND WHERE THE VERTICAL TWO BY FOURS (2'X4'S) ARE TEN FEET (10') OR GREATER IN LENGTH, THE BUILDER SHALL INSTALL A "STRONGBACK" AND/OR T-BRACE ON THE ATTIC SIDE OF THE TRUSS, APPROXIMATELY AT MID SPAN OF THESE VERTICAL TWO BY FOURS (2X4'S) TO SERVE AS AN ADDED SUPPORT MECHANISM TO STOP BOWING OF THE VERTICAL TWO BY FOURS (2X4") AND THE SIDING ATTACHED TO IT.

4. A MINIMUM OF EIGHT PERCENT (80%) OF THE ROOF EDGES OF ALL ROOF STRUCTURES ON A PRIMARY STRUCTURE SHALL HAVE EIGHT (8) INCHES EAVES.

5. RESIDENTIAL DRIVES SHALL BE CONSTRUCTED OF CONCRETE MATERIAL

6. NO DWELLING SHALL HAVE THE SAME FRONT ELEVATION OR EXACT COLOR SCHEME WITH IN A 3-LOT "SNAPSHOT" ON EITHER SIDED OF THE STREET FROM THE CENTER OF THE 3-LOT "SNAPSHOT".

7. ALL MAILBOXES SHALL BE OF COMMON POST DESIGN, BOX SIZE, COLOR AND LOCATION APPROVED BY THE POST OFFICE.

ARCHITECTURAL REQUIREMENTS: THE FOLLOWING ARCHITECTURAL REQUIREMENTS SHALL REPLACE IN THEIR ENTIRETY THE ARCHITECTURAL REQUIREMENTS SET FORTH IN THE AVON ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO SECTIONS 4-8 AND 8-5:

1. MASONRY REQUIREMENT- A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE HOMES WILL HAVE A FIRST FLOOR FRONT ELEVATION OF AT LEAST FIFTY (50%) MASONRY BUILDING MATERIALS. EXCLUSIVE OF ROOFS, FOUNDATIONS, VENTS, TRIM, WINDOWS, DOORS AND GABLES. THE REMAINING HOMES MAY HAVE LESS THAN 50% MASONRY ON THE FIRST FLOOR FRONT ELEVATION TO MEET THE ARCHITECTURAL STYLE AND INTENT OF ATTACHED ELEVATIONS.

2. WHERE A RESIDENTIAL STRUCTURE ABUTS A PERIMETER ROAD OR LESS INTENSE RESIDENTIAL ZONING DISTRICT, A MINIMUM OF FIFTY PERCENT (50%) OF THE FIRST FLOOR ON ALL FACES OF THE BUILDING VISIBLE FROM THE ROAD OR ADJOINING THE LESS INTENSE RESIDENTIAL DISTRICT. EXCLUSIVE OF WINDOWS AND DOORWAYS, SHALL BE MASONRY.

3. SIDING- VINYL SIDING SHALL BE PREMIUM GRADE VINYL SIDING AND SHALL HAVE A MINIMUM THICKNESS OF 0.044 INCHES AND SHALL COMPLY WITH ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS) STANDARDS SPECIFICATION FOR RIGID POLY SIDING (ASTM D3679). ALL SIDING SHALL BE CLASS 1 AS LISTED IN THIS STANDARD. THE MINIMUM LENGTH UN-CUT SIDING PIECES SHALL BE TWELVE (12) FEET. THE INSTALLER SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF JOINTS AND TO KEEP THE LENGTH OF INSTALLED SIDING PIECES TO TWELVE (12) FEET. THE INSTALLER SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF JOINTS AND TO KEEP THE LENGTH OF INSTALLED SIDING PIECES TO TWELVE (12) FEET. ADDITIONALLY. THE SELECTED MATERIALS SHALL PRESERVE A WOOD GRAINED FINISH IN BOTH THE SIDING AND THE TRIM. ON ‘GABLE END TRESSES’ THAT ARE CONSTRUCTED OUT OF TWO BY FOUR INCHES (2X4’) DIMENSIONAL LUMBER INSTALLED VERTICALLY AT SIXTEEN INCH (16’) ON CENTER (OR GREATER SPACING) AND WHERE THE VERTICAL TWO BY FOURS (2X4) ARE TEN FEET (10) OR GREATER IN LENGTH, THE BUILDER SHALL INSTALL A “STRONGBACK” AND /OR T-BRACE ON THE ATTIC SIDE OF THE TRUSS, APPROXIMATELY AT MID SPAN OF THESE VERTICAL TWO BY FOURS (2X4) TO SERVE AS AN ADDED SUPPORT MECHANISM TO STOP BOWING OF THE VERTICAL TWO BY FOURS (2X4) AND THE SIDING ATTACHED TO IT.

4. WINDOWS—ALL FRONT WINDOWS WILL BE BOXED OUT. WOOD WRAPPED TRIMMED OR CONTAIN AN ARCHITECTURAL ELEMENT SUCH AS SHUTTERS, DECORATIVE WINDOW HEADER MASONRY KEYSTONE OR SOLDIER COURSE. ALL WINDOWS, EXCEPT GLASS BLACK WINDOWS, BASEMENT WINDOWS WITHIN WINDOW WELLS AND TRANSOM WINDOW. WILL HAVE WINDOW GIRDS. ALL HOMES SHALL HAVE A MINIMUM OF ONE WINDOW ON ALL FOUR SIDES OF THE HOME, EXCEPT THE GARAGE SIDE OF A RANCH STYLE HOME MAY HAVE NO WINDOWS PROVIDED THE OTHER THREE ELEVATIONS HAVE A MINIMUM OF NINE WINDOWS TOTAL. FOR THE PURPOSES OF THIS CALCULATION, A TWIN WINDOW SHALL BE COUNTED AS TWO WINDOWS.

5. ROOF PITCHES – UNLESS THE HOMES ARCHITECTURAL STYLE HISTORICAL CONTAINED A LESS ROOF PITCH, THE MINIMUM ROOF PITCH FOR THE MAIN ROOF OF A HOME SHALL BE 6/12 GABLE, DORMER AND PORCH ROOF PITCHES MAY VARY TO ACHIEVE VARIOUS ARCHITECTURAL STYLES.

6. MONOTONY CODE – THE ELEVATION, SIDING COLOR, OR BRICK PLACEMENT SELECTED FOR A HOME MAY NOT ALREADY EXIST ON ANY HOME WITHIN A FIVE-HOME “SNAPSHOT”. BEING TWO HOMES ON EITHER SIDE OF THE SUBJECT HOME AND A HOME DIRECTLY ACROSS THE STREET.

7. GARAGES – ALL HOMES MUST HAVE A 2-CAR ATTACHED GARAGE AND MEET THE FOLLOWING REQUIREMENTS:

- I. FOR FRONT LOADING GARAGES, THE GARAGE DOOR TOTAL WIDTH MAY NOT EXCEED 50% OF THE LINEAR FOOTAGE OF THE FRONT ELEVATION OF THE HOME.
- II. TOW (2) DUSK-TO-DAWN COACH LIGHTS WILL BE PROVIDED ON ALL GARAGES
- III. ALL STREETS-FACING GARAGE DOORS MUST INCLUDE WINDOWS.
- IV. A PORTION OF ALL GARAGES SHALL BE A MINIMUM OF 22’ SIDE OR 22’ DEEP TO PROVIDE FOR STORAGE SPACE.

8. LANDSCAPING – A MINIMUM OF 10 SHRUBS WILL BE PROVIDED AT THE FOUNDATION OF THE HOME IN THE FRONT YARD AND WILL BE AT LEAST 24” TALL AT PLANTING. FRONT YARDS MUST BE PLANTED WITH SOD AND SIDE AND REAR YARDS MAY BE EITHER SEEDED OR SODDED. FOR CORNER LOTS, SOD MUST BE PLANTED IN BOTH “FRONT” YARDS. EACH HOME MUST HAVE A LEAST ONE FRONT YARD TREE (MINIMUM 2.5 CALIPER FOR SHADE. 1.5 CALIPER FOR ORNAMENTAL AND 6-7 IN HEIGHT FOR EVERGREENS. CORNER LOTS MUST HAVE AN ADDITIONAL TREE MEETING THE SAME REQUIREMENTS.

11 DRIVEWAYS- DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE MATERIALS

5. SECTION IX. LANDSCAPING AND OPEN SPACE. IS HERBY AMENDED TO DELETE THIS SECTION AS IT RELATES TO SINGLE-FAMILY RESIDENTIAL USES.

D. ARCHITECTURAL STANDARDS:

THE FOLLOWING ARCHITECTURAL STANDARDS SHALL REPLACE IN THEIR ENTIRETY THE ARCHITECTURAL STANDARDS SET FORTH IN THE AVON ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO SECTIONS 4-8 AND 8-5.

1. MASONRY REQUIREMENT- (A) ALL HOMES WILL HAVE A FRONT ELEVATION OF AT LEAST 50% MASONRY BUILDING MATERIALS, EXCLUSIVE OF ROOFS, FOUNDATIONS, VENTS, TRIM, WINDOWS, AND DOORWAYS. (B) HOMES ON THE FOLLOWING LOTS WILL HAVE SIDE AND REAR ELEVATIONS OF AT LEAST FIFTY PERCENT (50%) OF THE FIRST FLOOR MASONRY BUILDING MATERIALS, EXCLUSIVE OF FOUNDATIONS, VENTS, TRIM, WINDOWS AND DOORWAYS. LOTS 205-225, LOTS 179-186, AND LOTS 286-291 AS SHOWN ON THE PRELIMINARY EXHIBIT DATED 1/22/15
2. SIDING- VINYL SIDING SHALL BE PREMIUM GRADE VINYL SIDING AND SHALL HAVE A MINIMUM THICKNESS OF 0.044 INCHES AND SHALL COMPLY WITH ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS) STANDARDS SPECIFICATION FOR RIGID POLY SIDING (ASTM D3679). ALL SIDING SHALL BE CLASS 1 AS LISTED IN THIS STANDARD. THE MINIMUM LENGTH OF UN CUT SIDING PIECES SHALL BE TWELVE (12) FEET. THE INSTALLER SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF JOINTS AND TO KEEP THE LENGTH OF INSTALLED SIDING PIECES TO TWELVE (12) FEET. ADDITIONALLY, THE SELECTED MATERIALS SHALL PRESERVE A WOOD GRAINED FINISH IN BOTH THE SIDING AND THE TRIM. ON “ GABLE END TRUSSES” THAT ARE CONSTRUCTED OUT OF TWO BY FOURS (2X4”) DIMENSIONAL LUMBER INSTALLED VERTICALLY AT SIXTEEN INCH (16”) ON CENTER(OR GREATER SPACING) AND WHERE THE VERTICAL TWO BY FOURS (2X4S) ARE TEN FEET (10) OR GREATER IN LENGTH, THE BUILDER SHALL INSTALL A “STRONGBACK” AND /OR T-BRACE ON THE ATTIC SIDE OF THE TRUSS, APPROXIMATELY AT MID SPAN OF THESE VERTICAL TWO BY FOURS (2X4S) TO SERVE AS AN ADDED SUPPORT MECHANISM TO STOP BOWING OF THE VERTICAL TWO BY FOURS (2X4S) AND THE SIDING ATTACHED TO IT.
3. WINDOWS- ALL FRONT WINDOWS WILL BE BOXED OUT, TRIMMED OR CONTAIN AN ARCHITECTURAL ELEMENT SUCH AS SHUTTERS, DECORATIVE WINDOW HEADER, MASONRY KEYSTONE OR SOLDIER COURSE. ALL WINDOWS, EXCEPT GLASS BLACK WINDOWS, BASEMENT WINDOWS WITHIN WINDOW WELLS AND TRANSOM WINDOWS, WILL HAVE WINDOW GRIDS. ALL HOMES SHALL HAVE A MINIMUM OF A RANCH STYLE HOME ANY HAVE NO WINDOWS PROVIDED THE OTHER THREE ELEVATIONS HAVE A MINIMUM OF NINE WINDOWS TOTAL. FOR THE PURPOSES OF THIS CALCULATION, A TWIN WINDOW SHALL BE COUNTED AS TWO WINDOWS.
4. OVERHANGS – ALL HOMES SHALL HAVE A MINIMUM OF 8” ROOF OVERHANGS.
5. ROOF PITCHES – THE MINIMUM ROOF PITCHES MAY VARY TO ACHIEVE VARIOUS ARCHITECTURAL STYLES
6. SHIGLES- ALL HOMES MUST HAVE DIMENSIONAL OR ARCHITECTURAL GRADE SHINGLES
7. MONOTONY CODE- THE ELEVATION AND THE COLOR SCHEME, AS A COMBINATION, SELECTED FOR A HOME MAY NOT ALREADY EXIST ON ANY HOME WITHIN A FIVE-HOME “SNAPSHOT” ON THE SAME SIDE OF THE STREET OR IMMEDIATELY ACROSS THE STREET FROM THE SUBJECT HOME.

8. GARAGES- ALL HOMES MUST HAVE A 2-CAR ATTACHED GARAGE AND MEET THE FOLLOWING REQUIREMENTS:

I. FOR FRONT LOADING GARAGES, THE GARAGES DOOR TOTAL WIDTH MAY NOT EXCEED 50% OF THE LINEAR FOOTAGE OF THE FRONT ELEVATION OF THE HOME.

II. TWO (20 DUSK -TO-DAWN COACH LIGHTS WILL BE PROVIDED ON ALL GARAGES.

III. ALL STREET-FACING GARAGE DOOR MUST INCLUDE DECORATIVE TRIM, WINDOWS, DECORATIVE HARDWARE, OR A COMBINATION OF THESE ELEMENTS.

9. LANDSCAPING- A MINIMUM OF 10 SHRUBS WILL BE PROVIDED AT THE FOUNDATION OF THE HOME IN THE FRONT YARD AND WILL BE AT LEAST 24' TALL AT PLANTING. FRONT YARDS MUST BE PLANTED WITH SOD AND SIDE AND REAR YARDS MAY BE EITHER SEEDED OR SODDED. FOR CORNER LOTS, SOD MUST BE PLANTED IN BOTH "FRONT" YARDS. EACH HOME MUST HAVE A LEAST ONE FRONT YARD TREE (MINIMUM 2.5 CALIPER FOR SHADE, 1.5 CALIPER FOR ORNAMENTALS. AND 6'7" IN HEIGHT FOR EVERGREENS). CORNER LOTS MUST HAVE AN ADDITIONAL TREE MEETING THE SAME REQUIREMENTS.

10. DRIVEWAYS- DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE MATERIAL.

ARCHITECTURAL STANDARDS, OVERALL

1. FRONT LOADED GARAGE (FACING THE STREET):

A. THE FRONT FAÇADE OF THE GARAGE DOOR CANNOT EXTEND MORE THAN 12 FEET FROM THE FRONT FAÇADE OF THE HOUSE PROPERTY (EITHER FRONT BRICK MAJOR LINEAL FOOTAGE WALL OR FRONT EDGE OF COVERED PORCH, WHICHEVER EXTENDS CLOSER TO THE STREET).

2. SIDE LOADED GARAGE

A. THERE IS NO EXTENSION LIMIT.

3. ALL FRONT ELEVATIONS

A. WINDOWS GRIDS ON ALL: HUNG-STYLE” (OPERABLE NON-CASEMENT) WINDOWS ON ALL ELEVATIONS

B. CHIMNEY CHASES EXTENDING ABOVE GUTTER LINE MUST BE ENCLOSED.

C. NO HOMES SHALL HAVE THE SAME FRONT ELEVATION OR EXTRACT COLOR SCHEME:

1. ON EITHER SIDE OF THE HOME ON THE SAME SIDE OF THE STREET; OR

II ON EITHER SIDE, AND INCLUDING THE HOME IMMEDIATELY ACROSS THE STREET FROM THE HOME.

4. ROOFS

A. SHALL BE SYMMETRICALLY PITCHED AND ONLY IN THE CONFIGURATION OF GABLES AND HIPS.

B. DIMENSIONAL: SHADOW STYLE” SHINGLES SHALL BE USED ON ALL ROOF SURFACES (“SHADOW STYLE” SHINGLES ARE THOSE THAT HAVE COLOR INGRAINED INTO THE SHINGLES TO SIMULATE THREE DIMENSIONS.

C. ALL ROOF OVERHANG MUST EXTEND 12 INCHES BEYOND WALL STRUCTURE ON ALL ELEVATIONS.

D. ALL ROOF PITCHES SHOULD BE 6/12 MINIMUM, EXCLUSIVE OF PORCHES, BUMP-OUTS OR DORMERS

E. PITCHED ROOFS SHALL BE CLAD IN WOOD SHIGGLES, SLATE, COMPOSITION ASPHALT SHINGLES, OR STANDING -SEAM METAL PANELS. ASPHALT SHINGLES SHALL BE COLORED TO RESEMBLE GRAY SLATE; STANDING SEAM PANELS MAY BE EITHER GRAY, BLACK, DARK BLUE, DARK GREEN, OR BARN RED.

F. DORMERS SHALL BE DESIGNED WITH THE CORRECT DETAILS, PROPORTION AND STYLE CONSISTENT WITH THE OVERALL BUILDING COMPOSITION AND ROOFED WITH SYMMETRICAL GABLE, HIP OR BARREL ROOFS. BELVEDERES, CUPOLAS, AND PERGOLAS ARE PERMITTED IF APPROPRIATE TO THE STYLE, WELL PROPORTIONED, AND FULLY DETAILED.

G ALL BENTS, ATTIC VENTILATORS, TURBINES, FLUES AND OTHER ROOF PENETRATIONS MUST BE PAINTED TO MATCH THE COLOR OF THE ROOF OR FLAT BLACK.

H. GUTTERS AND DOWNSPOUTS SHALL BE APPROPRIATE TO OR VISUALLY INTEGRATED WITH THE ARCHITECTURAL STYLE OF THE STRUCTURE.

5. VINYL SIDING

A. WOOD, MASONITE OR CEMENT BASED SIDING PRODUCTS ARE PERMISSIBLE.

B. IF USED, VINYL SHALL BE PREMIUM GRADE VINYL SIDING AND SHALL HAVE A MINIMUM THICKNESS OF 0.044 INCHES AND SHALL COMPLY WITH THE ASTM STANDARDS SPECIFICATION FOR RIGID POLY SIDING (ASTM D3679). ALL SIDING SHALL BE CLASS 1 AS LISTED IN THIS STANDARD. THE MINIMUM LENGTH OF UN CUT SIDING PIECES SHALL BE TWELVE (12) FEET. THE INSTALLER SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF JOINTS AND TO KEEP THE LENGTH OF INSTALLED SIDING PIECES TO TWELVE (12) FEET. ADDITIONALLY, THE SELECTED MATERIALS SHALL PRESERVE A WOOD GRAINED FINISH IN BOTH THE SIDING AND THE TRIM.

6. GARAGES

- A. TWO (2) CAR MINIMUM.
 - B. GARAGES DOORS
 - I. SHALL HAVE WINDOW LIGHTS, OR
 - II. BE EMBOSSED WITH A DECORATIVE DESIGN WITH A SIDE WINDOW ON ALL FRONTLOADING GARAGES.
 - C. A CAR GARAGE DOOR (16) SHALL NOT EXCEED 45% OF THE LINEAR FOOTAGE OF THE FRONT ELEVATION OF THE HOME.
 - D. DUSK TO DAWN LIGHTING WILL BE REQUIRED ON BOTH SIDES OF THE GARAGE DOOR.
7. EXTERIOR COLORS SHALL BE LIMITED TO THE STANDARD AND CUSTOM CHOICES OFFERED BY THE BUILDER AND SHALL BE PREDOMINATELY EARTH TONES. THIS SHALL APPLY TO ANY REPAINTING OF THE EXTERIOR PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

D. ARCHITECTURAL REQUIREMENTS, SINGLE STORY

- 1. FRONT ELEVATION
 - A. 100% BRICK, STONE, OR CULTURE STONE, EXCLUDING WINDOWS AND DOORS, UP TO 8 FOOT IN HEIGHT OR EQUIVALENT SQUARE FOOTAGE COVERAGE IF DESIGN DICTATES; OR
 - B. WOOD, MASONITE OR CEMENT BOARD SIDING IN LIEU OF VINYL ON 100% OF ALL ELEVATION OF HOME.
- 2. IN ADDITION, ALL HOMES SHALL INCLUDE AT LEAST THREE (3) OF THE FOLLOWING ITEMS;
 - A. DORMERS
 - B. REVERSE GABLE OR HIP ROOF
 - C. COVERED FRONT PORCH (MINIMUM OF 16 SQ. FT.)
 - D. DECORATIVE DOOR SURROUND, TRIM MOLDING OR HEADER,
 - E. DECORATIVE FRONT DOOR, SIDELIGHTS OR TRANSOM
 - F. SIDE GARAGE BUMP-OUT (MINIMUM OF 2 FEET)
 - G. DIMENSIONAL “SHAPED” SHINGLE (“SHAPED” SHINGLES ARE THOSE THAT HAVE DIFFERENT DEPTHS OR LEVELS OF ROOFING MATERIAL BUILT INTO EACH SHINGLE TO CREATE A THREE-DIMENSIONAL AFFECT. SELECTION CANNOT BE USED TO SATISFY A REQUIREMENT FOR BOTH FRONT AND REAR ELEVATIONS.
 - H. ACCENT SIDING, DECORATIVE VENTS, OR FYPON ACCENTS IN GABLE PEAK OR FACE
 - I. SHUTTERS ON WINDOWS
 - J. KEYSTONE OR DECORATIVE BRICK, WOOD OR FYPON SURROUND ON ONE MORE WINDOWS OR DOORS
 - K. BAY OR “BOXED-OUT” WINDOW
 - L. DECORATIVE PORCH RAILING
 - M. DECORATIVE COLUMNS
 - N. DECORATIVE TRIM MOLDING AT GUTTER HEIGHTS
 - O. BRICK FULL HEIGHT OF FRONT FAÇADE INCLUDING GABLES
 - P. BRICK WAINSCOT AROUND SIDES AND REAR ELEVATIONS, OR
 - Q. ADDITIONAL WALL MOUNTED EXTERIOR LIGHTS, OR POST MOUNTED DECORATIVE YARD LIGHT AS APPROVED BY COVENANTS.

E. ARCHITECTURAL REQUIREMENTS, MULTI-STORY

- 1. FRONT ELEVATION:
 - A. 100% BRICK, STONE, OR CULTURED STONE, EXCLUDING WINDOWS AND DOORS, UP TO 8 FOOT IN HEIGHT OR EQUIVALENT SQUARE FOOTAGE COVERAGE IF DESIGN DICTATES; OR BRICK REQUIREMENT IS WAIVED IF FRONT ELEVATION HAS A COVERED FRONT PORCH OF AT LEAST 60 SQUARE FEET.

B. WOOD, MASONITE OR CEMENT BOARD SIDING IN LIEU OF VINYL 100% OF ALL ELEVATION SOF THE HOME.

2. IN ADDITION, ALL HOMES SHALL INCLUDE AT LEAST THREE (3) OF THE FOLLOWING ITEMS:

A. DORMERS

B. REVERS GABLE OR HIP ROOF

C. COVERED FRONT PORCH (MINIMUM OF 16SQFT.)

D. DECORATIVE DOOR SURROUND, TRIM MOLDING OR HEADER

E. DECORATIVE FRONT DOOR. SIDELIGHTS OR TRANSOM

F. SIDE GARAGE BUMP-OUT (MINIMUM OF 2 FEET)

G. DIMENSIONAL "SHAPED" SHINGLE ("SHAPED" SHINGLES ARE THOSE THAT HAVE DIFFERENT DEPTHS OR LEVELS OF ROOFING MATERIAL BUILT INTO EACH SHINGLE TO CREATE A THREE-DIMENSIONAL AFFECT. SELECTION CANNOT BE USED TO SATISFY A REQUIREMENT FOR BOTH FRONT AND REAR ELEVATIONS.

H. ACCENT SIDING, DECORATIVE VENTS, OR FYPON ACCENTS IN GABLE PEAK OR FACT

I. SHUTTERS ON WINDOWS

J. KEYSTONE OR DECORATIVE BRICK, WOOD, OR FYPON SURROUND ON ONE OR MORE WINDOWS OR DOORS

K. BAY OR "BOXED-OUT" WINDOW

L. DECORATIVE PORCH RAILING

M. DECORATIVE COLUMNS

N. DECORATIVE TRIM MOLDING AT GUTTER HEIGHT

O. INCREASED USE OF BRICK OR STONE OVER MINIMUM, OR ADDITIONAL USE OF MASONRY ON PORCH, EXEMPTIONS

P. BRICK FOUNDATION OF AT LEAST 18" ABOVE GRADE LEVEL ON PORCH EXEMPTION, OR

Q. ADDITIONAL WALL MOUNTED EXTERIOR LIGHTS, OR POST MOUNTED DECORATIVE YARD LIGHT AS APPROVED BY COVENANTS.

F. ARCHITECTURE REQUIREMENTS, REAR ELEVATIONS

1. HOMES FACING PARKS AND WANDER WAYS:

A. COVERED OR SCREENED PORCH A MINIMUM OF 80SQFT.

B. FOUR FOOT BRICK OR STONE WAINSCOT ON REAR ELEVATION AND (1) FROM THE FOLLOWING

I. FINISHED SPACES "POP-OUT"

II. BAY WINDOW

III. REVERSE GABLE

IV. DORMER

V. HIP ROOF

VI. ACCENT SIDING

VII. SHUTTERS ON ALL APPROPRIATE WINDOWS

VIII. DIMENSIONAL "SHAPED" SHINGLE ("SHAPE "SHINGLES ARE THOSE THAT HAVE DIFFERENT DEPTH OR LEVELS OF ROOFING MATERIAL BUILT INTO EACH SHINGLE TO CREATE A THREE-DIMENSIONAL AFFECT.) THIS SELECTION CANNOT BE USED TO SATISFY A REQUIREMENT FOR BOTH FRONT AND REAR ELEVATIONS.

IX. DECORATIVE TRIM MOUNDING GUTTER HEIGHT

X. WINDOW GRIDS

XI. RAISED WOOD DECK MINIMUM 8FT BY 10 FT.

C. IF BRICK OR STONE IS NOT USED ON THE REAR ELEVATION SELECT (2) FROM THE LIST OF FEATURES CONTAINED IN THE LIST ABOVE (F.I.B.)

2. NOT FACING PARKS AND WANDER WAYS

- A. FOUR FOOT BRICK OR STONE WAINSCOT ON REAR ELEVATION AND (1) FROM THE FOLLOWING
 - I. FINISH SPACE "POP-OUT"
 - II. COVERED OR SCREENED PORCH A MINIMUM OF 80 SQ. FT.
 - III. BAY WINDOW
 - IV. REVERSE GABLE
 - V. DORMER
 - VI. HIP ROOF
 - VII. ACCENT SIDING
 - VIII. SHUTTERS ON ALL APPROPRIATE WINDOWS
 - IX. DIMENSION: SHAPE" SHINGLE, CANNOT BE USED TO SATISFY BOTH FRONT AND REAR ELEVATION REQUIREMENT.
 - X. DECORATIVE TRIM MOLDING AT GUTTER HEIGHT
 - XI. WINDOW GRIDS
 - XII. RAISED WOOD DECK MINIMUM 8 FT BY 10FT.
- C. IF BRICK OR STONE IS NOT USED ON THE REAR ELEVATION SELECT FORM THE LIST OF FEATURES CONTAINED IN THE LIST ABOVE (F.2.A.)

G. ARCHITECTURAL REQUIREMENTS, SIDE ELEVATIONS FOR CORNER LOTS

- 1. IF BRICK OR STONE IS NOT EXEMPTED BY USE OF THE PERMITTED ALTERNATE SIDING MATERIALS, THEN A 2 FOOT SIDE WRAP 8 FEET IN HEIGHT OF BRICK SHALL BE REQUIRED ALONG EACH SIDE EXTENDING FROM THE FRONT CORNERS OF THE FRONT CORNERS OF THE FRONT FAÇADE.
- 2. FRONT AND SIDE FACADES FOR ALL CORNERS LOTS SHALL BE OF THE SAME MATERIALS AND SIMILARLY DETAILED.
- 3. FOR SIDE FACING STREET:
 - A. IF WINDOWS ARE PRESENT, THEY MUST BE;
 - I. MINIMUM OF THREE (3) WINDOWS;
 - II. BOXED OUT
 - III. SHUTTERED; OR
 - IV. DECORATIVE HEADER TREATMENT.

BROWNSTONE PUD

ARCHITECTURAL STANDARDS

THE FOLLOWING ARCHITECTURAL STANDARDS SHALL REPLACE IN THEIR ENTIRETY THE ARCHITECTURAL STANDARDS SET FORTH IN THE AVON ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO SECTION 4-8 AND 8-5

1. WHERE TWO WALL MATERIALS ARE COMBINED HORIZONTALLY ON ONE FAÇADE, THE HEAVIER MATERIAL MUST BE BELOW.

2. SIDING – VINYL SIDING SHALL BE PREMIUM GRADE VINYL SIDING AND SHALL HAVE A MINIMUM THICKNESS OF 0.044 INCHES AND SHALL COMPLY WITH ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS) STANDARD SPECIFICATION FOR RIGID POLY SIDING (ASTM D3679). ALL SIDING SHALL BE CLASS 1 AS LISTED IN THIS STANDARD. THE MINIMUM LENGTH OF UNCUT SIDING PIECES SHALL BE TWELVE (12) FEET. THE INSTALLER SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF JOINTS AND TO KEEP THE LENGTH OF INSTALLED SIDING PIECES TO TWELVE (12) FEET. ADDITIONALLY, THE SELECTED MATERIALS SHALL PRESERVE A WOOD GRAINED FINISH IN BOTH THE SIDING AND THE TRIM. ON “GABLE END TRUSSES” THAT ARE CONSTRUCTED OUT OF TWO BY FOUR INCH (2” X4”) DIMENSIONAL LUMBER INSTALLED VERTICALLY AT SIXTEEN INCH (16) ON CENTER (OR GREATER SPACING) AND WHERE THE VERTICAL TWO BY FOUR (2X4S) ARE TEN FEET (10’0 OR GREATER IN LENGTH, THE BUILDER SHALL INSTALL A “STRONGBACK” AND/ OR T-BRACE ON THE ATTIC SIDE OF THE TRUSS, APPROXIMATELY AT MID SPAN OF THESE VERTICAL TWO BY FOURS (2X4S) TO SERVE AS AN ADDED SUPPORT MECHANISM TO STOP BOWING OF THE VERTICAL TWO BY FOURS (2X4S) AND THE SIDING ATTACHED TO IT.

3. WINDOWS – ALL HOMES SHALL HAVE A MINIMUM OF ONE WINDOW ON ALL FOURS SIDES OF THE HOME, EXCEPT THE GARAGE SIDE OF A RANCH STYLE HOME MAY HAVE NO WINDOWS PROVIDED THE OTHER THREE ELEVATIONS HAVE A MINIMUM OF NINE WINDOWS TOTAL. FOR THE PURPOSES OF THIS CALCULATION, A TWIN WINDOW SHALL BE COUNTED AS TWO WINDOWS.

4. OVERHANGS- ALL HOMES SHALL HAVE A MINIMUM OF *” ROOF OVERHANGS.

5. ROOF PITCHES – THE MINIMUM ROOF PITCH FOR THE MAIN ROOF OF A HOME SHALL BE 6/12. GABLE DORMER AND PORCH ROOF PITCHES MAY VARY TO ACHIEVE VARIOUS ARCHITECTURAL STYLES.

6. SHINGLES – ALL HOMES MUST HAVE DIMENSIONAL OR ARCHITECTURAL GRADE SHINGLES.

7. GARAGES _ ALL HOMES MUST HAVE A 2-CAR ATTACHED GARAGE AND MEET THE FOLLOWING REQUIREMENTS:

A. FOR FRONT LOADING GARAGES, THE GARAGE DOOR TOTAL WIDTH MAY NOT EXCEED 50% OF THE LINEAR FOOTAGE OF THE FRONT ELEVATION OF THE HOME.

B. TWO (2) DUSK-TO-DAWN COACH LIGHTS WILL BE PROVIDED ON ALL GARAGES.

C. IF A HOME HAS A THIRD CAR GARAGE, THE THIRD CAR BAY SHALL BE OFFSET BY A MINIMUM OF TWO FEET.

8 LANDSCAPING

9. DRIVEWAYS- DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE MATERIAL

10. MONOTONY CODE – THE MONOTONY CODE ATTACHED AS EXHIBIT E WILL BE ENFORCED TO PROVIDE A VARIETY OF HOMES FACADES AND COLORS WITHIN THE NEIGHBORHOOD.

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7-2 AREA A & AREA C

D. ALL BUILDING CONSTRUCTED WITH IN AREA A OF THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BUILDING MATERIALS AS FOLLOWS:

I. MIN. OF 80% MASONRY AS THE EXTERIOR BUILDING MATERIAL ON ALL SIDES.

II. THE FAÇADE OF ANY BUILDING ELEVATION FACING COUNTY ROAD 100 N AND ROALD REAGAN PARKWAY SHALL HAVE AT LEAST TWO ARCHITECTURAL ELEMENTS ON SUCH FAÇADE. (E.G., QUOINS, PILASTERS, SOLDIER COURSES, LINTELS, CORNICES, DENTAL, ETC.)

III. FRONT AND SIDE FACADES ON CORNER LOTS SHALL BE OF THE SAME FINISH, MATERIALS AND DETAILING.

IV. AN EXTERIOR BUILDING MATERIAL FOR ANY FAÇADE MAY BE COMPRISED OF 50% DRYVIT OR STUCCO.

V. PROHIBITED EXTERNAL FINISH MATERIALS

1. ARCHITECTURAL PRE-CAST (PANELS OR DETAILING IF THE SURFACE APPEARS SIMILAR TO BRICK OR STONE)

2. CONCRETE BLOCK (INCLUDING BUT NOT LIMITED TO SPLIT-FACE BLOCK)

3. PREFABRICATED STEEL PANELS

4. VINYL

5. FIS

VI. PERMITTED ACCENT MATERIALS

1. DRYVITT

2. STUCCO

3. COATING OR PAINTING OF A MATERIAL SHALL NOT CONSTITUTE A PERMITTED MATERIAL

E. DIFFERENT MATERIALS

I. A MINIMUM OF TWO (2) DIFFERENT MATERIALS SHALL BE UTILIZED FOR BUILDING EXTERIORS INCLUDING:

1. STONE

2. BRICK

3. ARCHITECTURAL PRE-CAST (PANELS OR DETAILING IF THE SURFACE APPEARS SIMILAR TO BRICK OR STONE)

4. ARCHITECTURAL METAL PANELS

5. GLASS

6. ORNAMENTAL METAL

7. DRYVIT

8. STUCCO

F. COLOR

I. A MINIMUM OF TWO DIFFERENT COLORS SHALL BE USED FOR BUILDING EXTERIORS

1. COLORS SHOULD BE PRIMARILY NEUTRAL OR EARTH TONES.
 - A. NEUTRAL COLORS INCLUDE BEIGE, IVORY, TAUPE, BLACK, GREY AND WHITE.
 - B. EARTH TONE COLORS INCLUDE COLORS FORM A PALETTE OF BROWNS, TANS, GREEN, REDS AND GREY.
 - C. EARTH TONE COLORS SHOULD BE FLAT OR MUTED.
2. THE USE OF HIGH INTENSITY COLORS, NEON, OR FLUORESCENT COLOR IS PROHIBITED.
3. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS BUT NEON TUBING SHALL NOT BE AN ACCEPTABLE FEATURE FOR BUILDING TRIM OR ACCENT AREAS.

G. GLAZING

- I. RETAIL BUILDING SHALL PROVIDED GLAZING ON A MINIMUM OF 50% OF THE GROUND FLOOR FAÇADE.
- II. SIDE ELEVATION SHALL CONTAIN A MINIMUM OF 30% GLAZING OF THE GROUND FLOOR FAÇADE, PROVIDED HOWEVER, THAT THE AVON PLAN COMMISSION MAY LESSEN THE MINIMUM PERCENTAGE ON ANY PROJECT FOR GOOD CAUSE.

H. TRASH COLLECTION FACILITIES

- I. SCREENED ON @ LEAST 3 SIDES BY A SOLID-WALLED ENCLOSURE WHICH IS FACED WITH EXTERIOR MATERIALS OF BRICK, STONE OR OTHER MASONRY MATERIAL COMPATIBLE WITH THE ARCHITECTURE OF THE BUILDING.
- II. PROVIDE A GATE ACROSS THE ACCESS TO THE TRASH COLLECTION AREA ENCLOSURE COVERED WITH WOOD OR SIMILAR APPEARING MATERIAL AND PAINTED A COLOR THAT IS COMPATIBLE WITH THE COLORS OF THE BUILDING
- III. PROVIDE FOUNDATION LANDSCAPING AROUND THE TRASH COLLECTION AREA ENCLOSURE:
 1. ONE SHRUB ON EVERY 15 FEET OF ENCLOSURE.

I. ROOF PITCH

- I. ANY BUILDING WITH A PITCHED ROOF SHALL HAVE A ROOF PITCH OF 5/12 OF STEEPER WITH OVERHAND EAVES OF AT LEAST 8” IN WIDTH PAST SUPPORTING WALLS.

J. ROOFS

- I. ALL FAÇADE SHALL HAVE A RECOGNIZABLE “TOP” CONSISTING OF AT LEAST ONE (1) ELEMENT BELOW:
 1. PARAPETS CONCEALING FLAT ROOF AND ROOFTOP EQUIPMENT ALL OR PARTIALLY FROM PUBLIC VIEW. THE AVERAGE HEIGHT OF SUCH PARAPETS SHALL NOT EXCEED FIFTEEN PERCENT (15%) OF THE HEIGHT OF THE SUPPORTING WALL AND SUCH PARAPETS SHALL NOT AT ANY POINT EXCEED ONE-THIRD (1/3) OF THE HEIGHT OF THE SUPPORTING WALL. SUCH PARAPETS SHALL FEATURE THREE-DIMENSIONAL CORNICE TREATMENT;
 2. OVERHANGING EAVES, EXTENDING NO LESS THAN THREE (3) FEET PAST SUPPORTING WALLS
 3. SLOPING ROOFS THAT DO NOT EXCEED THE AVERAGE HEIGHT OF THE SUPPORTING WALLS, WITH AN AVERAGE SLOPE OF GREATER THAN OR EQUAL TO ON (1) FOOT OF VERTICAL RISE FOR EVERY THREE (3) FEET OF HORIZONTAL RUN AND LESS THAN OR EQUAL TO ONE (A) FOOT OF VERTICAL RISE FOR EVERY ONE (A0 FOOT OF HORIZONTAL RUN; OR
 4. THREE (3) OR MORE ROOF SLOPES PLANES.
- C. CONCRETE COMPOSITE SIDING
- D. STUCCO

III. COLOR

1. A MINIMUM OF TWO DIFFERENT COLORS SHALL BE USED FOR BUILDING EXTERIORS, WITH A MAXIMUM OF 3.

2. COLORS SHALL BE PRIMARILY NEUTRAL OR EARTH TONES
 - A. NEUTRAL COLORS INCLUDE BEIGE, IVORY, TAUPE, BLACK, GREY AND WHITE.
 - B. EARTH TONE COLORS INCLUDE COLORS FROM A PALETTE OF BROWNS, TANS, GREENS, REDS AND GREY
 - C. EARTH TONE COLORS SHALL BE FLAT OR MUTED.

IV. TRASH COLLECTION

1. SCREENED ON @LEAST 3 SIDES BY A SOLID-WALLED ENCLOSURE WHICH IS FACED WITH EXTERIOR MATERIALS OF BRICK, STONE OR OTHER MASONRY MATERIALS COMPATIBLE WITH THE ARCHITECTURE OF THE BUILDING.
2. PROVIDE A GATE ACROSS THE ACCESS TO THE TRASH COLLECTION AREA ENCLOSURE COVERED WITH WOOD OR SIMILAR APPEARING MATERIAL AND PAINTED A COLOR THAT IS COMPATIBLE WITH THE COLORS OF THE BUILDING.
3. PROVIDE FOUNDATION LANDSCAPING AROUND THE TRASH COLLECTION AREA ENCLOSURE.
4. HAVE VEHICULAR PULL-OFF AREA FOR RESIDENTS TO PARK WHILE DEPOSITING ITEMS INTO THE TRASH COLLECTION AREA ENCLOSURE.

V. ON-SITE COVERED PARKING SHALL BE FACED WITH EXTERIOR MATERIALS OF BRICK, STONE OR MASONRY COMPATIBLE WITH THE ARCHITECTURE OF THE DWELLING UNITS.

VI. ANY COMMERCIALS, RETAIL, OFFICE OR INSTITUTIONAL BUILDING CONSTRUCTED IN AREA B SHALL MEET THE STANDARDS OF 7-2

VII. TOWNHOMES

1. THE ROOF OF EACH DWELLING UNIT SHALL BE DISTINCT FROM THE ROOF OF ADJACENT DWELLING UNITS EITHER THROUGH:
 - A. SEPARATION OF ROOF PITCHES
 - B. OR, INCLUSION OF DORMERS
2. OR EACH DWELLING UNIT IS DESIGNED WITH A COVERED PORCH OCCUPYING 50% OF THE OVERALL WIDTH OF THE FRONT FAÇADE

VIII. ROOFTOP CANOPY AND TELECOMMUNICATIONS EQUIPMENT SHALL BE FULLY SCREENED ON ALL SIDES USING PARAPETS, PENTHOUSE SCREENS OR OTHER SIMILAR METHODS WHICH ARE INTEGRATED INTO THE OVERALL BUILDING DESIGN.

IX. WINDOWS GRIDS ON ALL OPERABLE NON-CASEMENT WINDOWS ON ALL ELEVATIONS.

X. CHIMNEY CHASES MUST BE ENCLOSED

XI. ALL ROOFS SHOULD BE 5/12 MINIMUM, EXCLUSIVE OF PORCHES, BUMP-OUTS, OR DORMERS.

XII. ALL FRONT ENTRY DOORS MUST INCLUDE SIDELIGHTS OR TRANSOM.

XIII. WINDOWS ON THE FRONT OF THE HOME SHALL HAVE SHUTTERS, WHERE APPLICABLE.

XIV. A KEYSTONE OR DECORATIVE BRICK SURROUND SHALL BE PROVIDED ON ONE OR MORE WINDOWS OR DOORS ON THE FRONT ELEVATION.

XV. ANY SIDE ELEVATION WINDOWS SHALL BE TREATED BY SHUTTERS, DECORATIVE HEADER OR SURROUND.