

ARCHITECTURAL DESIGN GUIDELINES

EDGEFIELD SUBDIVISION

July 13, 1995

The overall success of a community is achieved in part by how well houses and groups of houses relate to each other. While homes may have distinct features, they must be considerate of adjacent homes with respect to height, form, siting, and exterior finish. This is managed by administering a thoughtful level of architectural design control on all dwellings and site layout.

The objectives of the EDGEFIELD Architectural Design and Construction Guidelines are to:

- Provide a pleasant and consistent environment.
- Provide interest and variety to exterior elevations, materials, and colors while avoiding repetition, incompatibility, or extreme contrasts.
- Achieve a sense of openness while properly using available lot widths.
- Minimize impacts on existing vegetation and topography.

PROCESS FOR ARCHITECTURAL DESIGN APPROVAL AND HOUSE CONSTRUCTION

REVIEW: All lot information and Architectural Design Guidelines should be reviewed prior to choosing a lot for purchase.

DESIGN

APPROVAL: The purchaser shall submit the following information to the Architectural Control Committee for review:

1. One set of house plans consisting of
 - a. All four elevations
 - b. Floor plans
 - c. Site plan at a scale of 1":20'
 - d. Material list
 - e. Exterior colors
2. One plot plan showing existing topography.
3. One completed Woodhaven house plan approval form.

The house type, color, position both vertically and horizontally, and setting will be reviewed to ensure compatibility with adjacent homes and adherence to these guidelines.

Upon completion of a favorable review, the Architectural Review Committee will sign the Approval Form allowing the purchaser to submit for a building permit.

The review will be completed within thirty (30) working days of the submission of a complete application.



The purchaser is responsible for checking the site and relevant plans for:

1. Light poles
2. Fire hydrants
3. Catch basins
4. Transformer boxes
5. Driveway locations
6. Any other items which may affect the siting of the house

The following are EDGEFIELD PARTNER'S Architectural Design Guidelines:

1. All residences shall be completed with a minimum of a double car garage. The garage, and therefore driveway location, should conform to the location of the existing curb cut or the curb shall be restored at the existing curb cut.
2. Minimum square footage of homes shall be as follows (excluding garages, porches, and decks):

Lots 1 to 18, 27 to 46, 69 to 86, 89 to 101, and 103 to 127
- One-Story (main floor) -- 1300 square feet
- Two-Story (main floor) -- 800 square feet and 1400 square feet total

Lots 19 to 26
- One-Story (main floor) -- 1500 square feet
- Two-Story (main floor) -- 1000 square feet and 1700 square feet total
3. All corner lots shall have a low profile house; i.e., one-story, split level, or one and one-half story with the low side along the corner side. Special exterior design must be given to all corner lots, the front elevation details must be continued to the side elevation; e.g., porches, built-out windows, brick, etc.
4. There shall be no identical house models constructed adjacent or within two contiguous lots of each other. There shall be no identical house colors adjacent to each other.
5. Exterior Finishes
 - a. A variety of exterior finishing materials is required throughout EDGEFIELD; i.e., stucco, siding, brick/stone.

The use of brick/stone will be encouraged throughout EDGEFIELD. A minimum of 15% of brick/stone shall be used on the front elevation of the house.
 - b. The basic exterior finish used on the front elevation of the house; i.e., stucco, siding, or combinations, must be continuous on all elevations of the house.
 - c. Exterior finish of fireplace chimneys must be approved and shall be similar to the predominant material or "accent" material.

- d. Trim boards shall be wrapped around the front corners of the house a minimum of four inches (4").
 - e. The garage door(s) and the front door(s) must be painted.
 - f. T 1-11 siding or similar sheet material will not be allowed.
6. Roof
- a. Color: All roofing color must be approved.
 - b. Pitch: Minimum 4:12
 - c. Shingle: Must use textured composition, shake, or tile.
7. Fencing
- a. All fencing must conform to one of the options found on the attached Exhibit "A".
 - b. No fencing is to extend past the front of the house.
8. The space above the garage doors at the greatest distance shall not exceed 24 inches to the underside of the soffit or false soffit.
9. Sidewalks - The purchaser is responsible for the installation of sidewalks adjacent to the purchased property. The sidewalk will be installed to the City of Hillsboro standards.
10. The Architectural Control Committee shall have the sole right and authority to waive or enforce any of the provisions of the design guidelines.
11. The Architectural Control Committee shall have the sole right and authority at all times to amend the provisions of the design guidelines as it deems appropriate.
12. Liability - Neither EDGEFIELD PARTNER'S L.L.D., the Architectural Control Committee, nor any member thereof shall be liable to anyone submitting plans to them for approval, to any owner or occupant by reason of mistake in judgment, negligence, or disapproval or failure to approve plans.

REB:sl
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