



Architectural Guidelines 2006

No exterior improvement of any kind or nature shall be constructed, repaired, replaced, remodeled, placed or allowed to remain on any lot until all plans and a site plan therefore have been submitted to and approved by the Architectural Control Committee.

Minimum Square Footage:	1 Story	2500 sq. ft.
	1.5 Story	2000 sq. ft. on 1 st floor, 600 sq. ft. on 2 nd fl
	2 Story	1600 sq. ft. on 1 st floor, 1400 sq. ft. on 2 nd floor
Setbacks – T.O.C.	Front to Thoroughfare	50'
	Front	20'
	Back	25'
	Side	10'
	Corner Side	20'



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The following items serve to establish the Design Criteria to be used in GreyHawk Landing.

1. Architectural Style:

The architectural designs should be customized for each lot to maximize the natural features that exist. Styles such as Georgian, Southern, Williamsburg colonial, Tudor English Country or French Country, Craftsman and Transitional are all acceptable designs and should adhere to the criteria below.

2. Exterior Materials:

- A. Exterior walls may incorporate any of the following materials: Brick, Cement stucco, Stone, Wood, Cedar shakes, Hardishake and Hardiplank. Vinyl siding will not be allowed. In general the exterior will have a minimum of four sides same material. However, exceptions will be made to accommodate a Craftsman style house. Accent materials will be allowed. Decisions will be made on the merits of a design.
- B. Roofing: Standard shingle will be Horizon Certaineed 25 year or better. Earth tone colors are preferred, but other selections are approvable: Slate, Tile, Cedar shingles, Cedar shakes, Standing seam copper or metal roofing
- C. Windows and Doors: Wood, Vinyl clad or aluminum clad are approvable materials. Approved window grilles are SDL, GBG or open light. The ARB will insure grille pattern/type is appropriate to the submitted plan. If GBG is used on the front of the house, grilles must match trim paint and must be at least 1 1/4".
- D. Vinyl is approvable for soffits, etc in order to have a more maintenance free exterior.

3. Design Features:

- A. The main roof should be a minimum 8 vertical to 12 horizontal pitched roof (other pitches will be considered on an individual basis), either gabled, hipped, or a combination of the two. Roof forms should be well organized and demonstrate the same character on all sides of the residence. Shed roof forms are discouraged. Eave lines should align wherever possible. Eaves



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- and rakes should be articulated by multiple fascia boards, cove and crown molds or gutters.
- B. Windows and doors should reflect restraint in the number of types, styles, and sizes. Consistency of detailing on all elevations should be maintained. All openings should be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds.
 - C. Main entrance should have a sense of prominence that is reflected in the design. It should be sheltered on the exterior and include either a pair of doors with or without sidelights or a single door with sidelights. It should contain more detail than other openings but be consistent in styling.
 - D. Foundations must be brick, stone or stucco.
 - E. Raised deck supports should incorporate materials which relate to the residence such as brick, stucco, stone or decorative wooden column if the decks is over a daylight basement. Otherwise, all decks over 12” from the ground must be screened with lattice.
 - F. Retaining walls which attach to the residence should utilize the same materials that the wall comes in contact with. Cross-tie timbers may be used following approval by the Architectural Committee.
 - G. Quoins, when utilized in the design, should be expressed on the side elevations as well.
 - H. All fencing must be approved by the Architectural Committee. Max. height 4’. Black aluminum will be the only allowed fence material.
 - I. Pools are allowed within setback areas. Pool decks may encroach into setback areas, but no closer than ten feet to any property line. T.O.C. restrictions may override.
 - J. Flue pipes should be encased with a chimney enclosure of masonry or stucco and be supported by a foundation at grade when located at an exterior wall. Direct vent systems are approvable, but must be on a foundation.
 - K. Front entry garages should incorporate architectural feature that gives dimension to the elevations. See attached examples
 - L. Standard mailbox will be chosen for the neighborhood.
 - M. Utility yards, screening for ac units, trash receptacles, etc are required for every home. Utility yards may be screened by a small fence, brick wall or sufficient landscaping. Materials used must compliment the exterior of the home.
 - N. Building of driveways over sewer and storm easements is



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- permissible, but is the responsibility of the lot owner if in the future there is a need to remove same for access to such utilities.
- O. The minimum landscape package should be no less than 2% of the sales price. Minimum landscaping should include: sod in all areas intended to be grassed to the back corners of the home. Natural areas within the landscape plan are acceptable; however the entire front or rear areas cannot be left in a natural state. If areas within the yard left natural, these areas must be kept in a well maintained appearance. Lots in open areas shall provide a minimum of six deciduous or evergreen trees of a minimum caliper of 2 ½ “ at the time of installation. Foundation planting shall be required on all homes. This material shall be a minimum of 3’ at installation. The landscape min. allowance of 2% is in addition to buffers required by the T.O.C. on the back of lots. Pre determined street tree species, size and quantity are required for each lot. Landscape lighting package and irrigation system is required for each lot.
 - P. Please indicate on Architectural Transmittal Form all exterior materials and colors including garage door material and finish.
4. Technical and Procedural Items:
- A. Water run-off and control for each lot is the responsibility of the builder.
 - B. After clearing all lots will be required to have some type of construction fencing (the orange plastic type, or silt fencing where needed) along the sides and rear property liens to contain blowing trash and much from washing onto the adjoining property.
 - C. Builders are reminded of the requirement to keep sites clean. A trash receptacle is required for every site. No stockpiling of dirt or debris is allowed on an active bldg. site or on a lot owned by the builder. The street R.O.W. is also to be maintained.
 - D. An adequate bed of gravel located in the temporary driveway shall be established on every lot for construction traffic in an effort to keep as much debris out of the street as possible.
 - E. The Architectural Committee has the right to make reasonable changes to keep abreast of current technology and industry trends.