



# The Sanctuary *at Lake Nottely*

## COMMUNITY DESIGN STANDARDS

### SQUARE FOOTAGE

As to Lots 13 through 32 each single-level house shall have a minimum of eighteen hundred (1,800) square feet of heated living space, excluding garage and basement, and each multi-level house shall have a minimum of fourteen hundred (1,400) square feet of heated living space on the main floor and no less than eighteen hundred (1,800) square feet of heated living space, excluding garage and basement.

As to 211 other lots, each single-level house shall have a minimum of sixteen hundred (1,600) square feet of heated living space, excluding garage and basement, and each multi-level house shall have a minimum of eight hundred (800) square feet of heated living space on the main floor and no less than sixteen hundred (1,600) square feet of heated living space, excluding garage and basement.

### SET-BACK LINES

On lots 13 through 32, the building line set back from the center of the road is fifty (50) feet. As to all other Lots, the building setback is sixty (60) feet from the center of the road. Where two or more lots are acquired as a single building site, the setback lines shall be the outermost lines that border the adjoining lots.

### HOME STYLES

Acceptable architectural styles of home design include Mountain Cottage, American Country, Country French, English Country, and the like. Unacceptable styles include Colonial, Contemporary, Spanish, Latin, Asian, Mediterranean, Floridian, A-Frame construction, and the like. All residential structures must have porches, dormers, roof pitches as described below, multiple-gabled rooflines, and exterior decorative trim.

### EXTERIOR MATERIALS & COLORS

All exterior siding must be brick, wood, vinyl, Hardi Plank, or stone. All vinyl siding must have a minimum thickness of .042". Structures may be constructed using a combination of two or more of the foregoing materials in the discretion of the individual(s) charged with the duty of examining and approving plans in accordance with Paragraph 5.03 Article V of the Declaration of Covenants (i.e., Declarant, the Architectural Control Committee, or the Board).

All exterior colors (including but not limited to the color of vinyl siding) must be compatible with natural earth tones (ex. certain browns, beiges, tans, greys, dark rusts, and greens). House colors may not be white or black except for trim. Notwithstanding the foregoing, any and all color selections must harmonize with and complement the current overall scheme of the subdivision. All exterior colors must be pre-approved by the individual(s) charged with the duty of examining and approving plans.

#### **ATTACHED GARAGE OR GUEST HOUSE, OR DETACHED OUTBUILDING**

The owner of any lot may erect an attached garage or guest house, or a detached outbuilding for use in connection with the residence erected on a lot, so long as such garage, outbuilding or guest house is constructed using substantially the same construction materials as the residence, has the same exterior finish, and is architecturally compatible with such residence.

#### **ROOF PITCH, MATERIALS & COLORS**

The roof pitch must be 8/12 or greater except on rear dormers and porches. Roofing materials must be either cedar, slate, tin, or asphalt fiberglass, and shall be dark shades including charcoal grey, black, brown, dark green, dark maroon, or dark tan. All metal roofs must be pre-painted by the manufacturer. Roof colors should harmonize with the exterior finish.

#### **WINDOWS**

Text is forthcoming.

#### **LANDSCAPING**

All areas must be covered with natural growth, grass, shrubs, trees, sod, or seed covered with straw. No bare dirt shall be exposed except during construction.

#### **CARPORTS & GARAGES**

No open carports will be accepted. All residences must contain at least a two-vehicle garage with garage doors.

#### **DRIVEWAYS**

Driveways must be constructed with asphalt or concrete and must extend from the garage to the road.

#### **PILLARS, POSTS & RAILINGS**

Columns, pillars, and posts may be constructed of concrete, wood, vinyl, brick, or stone. Columns, pillars, and posts normally should not exceed 12 feet in height (except in the discretion of the individual(s) charged with the duty of examining and approving plans where a larger such structure appears to complement the proposed improvement and its surroundings).

#### **GAS & PROPANE TANKS**

All gas and propane tanks exceeding 30 gallons must be buried.

## **ELEVATION OF IMPROVEMENTS**

The front left, right, and rear elevation of all structures must conform with the surrounding improvements (structures) and natural outgrowth and elevations. Particular attention should be given to avoid one owner's structure from overshadowing that of another owner.

## **MISCELLANEOUS**

- All exterior trim, railings, posts, pillars, columns, windows, and door frames may be wrapped in aluminum sheeting.
- Samples of exterior colors which have heretofore been deemed acceptable are available upon request. The selection of such samples should not be considered exhaustive.
- Examples of house plans which have been approved and disapproved are available upon request for illustration purposes only. The fact that a particular set of plans has been previously approved, however, does not guarantee that such plans will be approved, with respect to another lot due to considerations such as elevation, the aesthetic impact of or upon existing improvements on adjoining or nearby lots or nearby natural outgrowth, etc.