



ARCHITECTURAL CONTROL COMMITTEE STANDARD REQUIREMENTS

INDEX

	<u>Page</u>
<u>ARCHITECTURAL CONTROL COMMITTEE STANDARD REQUIREMENTS</u>	
Satellite Dish	1
Basketball Hoops.....	1
Play Structures	2
Patios	2-4
Landscaping	5
Fire Pits	5
Flag Poles	6
Vegetable Gardens.....	6
Hot Tubs	7
Garage Access Doors	7
Screen Doors	8
Compost Bins	9
Generators	9
WHAT IS NOT ALLOWED IN NEIGHBORHOODS.....	9

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

If your project meets the standard requirements listed below, your request is automatically approved. If you require a variance from these requirements you will need to submit an application for approval.

STANDARD REQUIREMENTS FOR SATELLITE DISH

1. The location of your satellite dish may be placed in any of the following locations. It shall not be visible from the curb; directly in front of the home.
 - a. On a pole in the backyard; located close to the home that is not visible from the front of the home.
 - b. Attached to the deck and is not visible from the front of the home.
 - c. On the rear roofline of home.
 - i. **A satellite dish shall not project past the upper most roof ridgeline.**
 - ii. This method is **not** recommended by the ACC as you may have water infiltration issues if the dish is not properly installed and roof repairs may not be covered under the Veridian warranty.
2. **IMPORTANT TO NOTE:** If your satellite dish is placed in a location other than what is stated above, it is considered a variance and will need ACC approval.
3. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**
4. **Your satellite dish cannot be installed prior to your closing date.**

STANDARD REQUIREMENTS FOR BASKETBALL HOOPS

1. The Committee does **not** review structural design; this is only an architectural and/or aesthetic approval.
2. Temporary (portable base or pole sleeve in ground) or permanently installed basketball play equipment shall be permitted in the side yard of each lot adjacent to the driveway.
3. Poles shall be steel, fiberglass or aluminum and must incorporate a temporary, in-ground sleeve that allows the pole to be removed in the winter. Poles shall be manufactured by Spalding, Wilson, First Team, Barbarian, Bison, Elite, Lifetime or equal. Pole heights may be adjustable or fixed. **Wood poles are not allowed.**
4. Backboards may be acrylic, composite board, glass, polycarbonate or steel in widths ranging from 36" to 54". Backboards shall be manufactured by Spalding, Wilson, First Team, Barbarian, Bison, Elite, Lifetime or equal and shall be fully finished and weather resistant.
5. Poles, attachments, backboards and all other components shall be kept in good working order, free from rust and maintained in a pleasing appearance. Any weathered, damaged or otherwise unusable basketball play equipment shall either be repaired or removed by no later than June 1st of the given year.
6. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**
7. We suggest you contact Digger's Hotline prior to digging.

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

STANDARD REQUIREMENTS FOR PLAY STRUCTURES

1. Location of play structure must stay within the boundaries of the property line as shown in your site plan.
2. Play structure should **not** be used as an outbuilding or accessory building for storage.
3. There are no formal restrictions regarding color, but keep in mind your selection of colors are important considerations for you and other homeowners as well as future homeowners of this neighborhood.
4. If you have any easements, whether it is a utility, pipeline, landscape, drainage easement, along your back property line, any improvements (for example, fences, dog kennels, landscaping) located within any part of a Lot which is subject to an easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement.
5. The graded slopes and swales, as established by Developer and approved by the municipality, shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain. Activities undertaken that may damage or interfere with established slope and swale ratios, create erosion or sliding problems or that may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels are **not** permitted. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of the Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.
6. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**

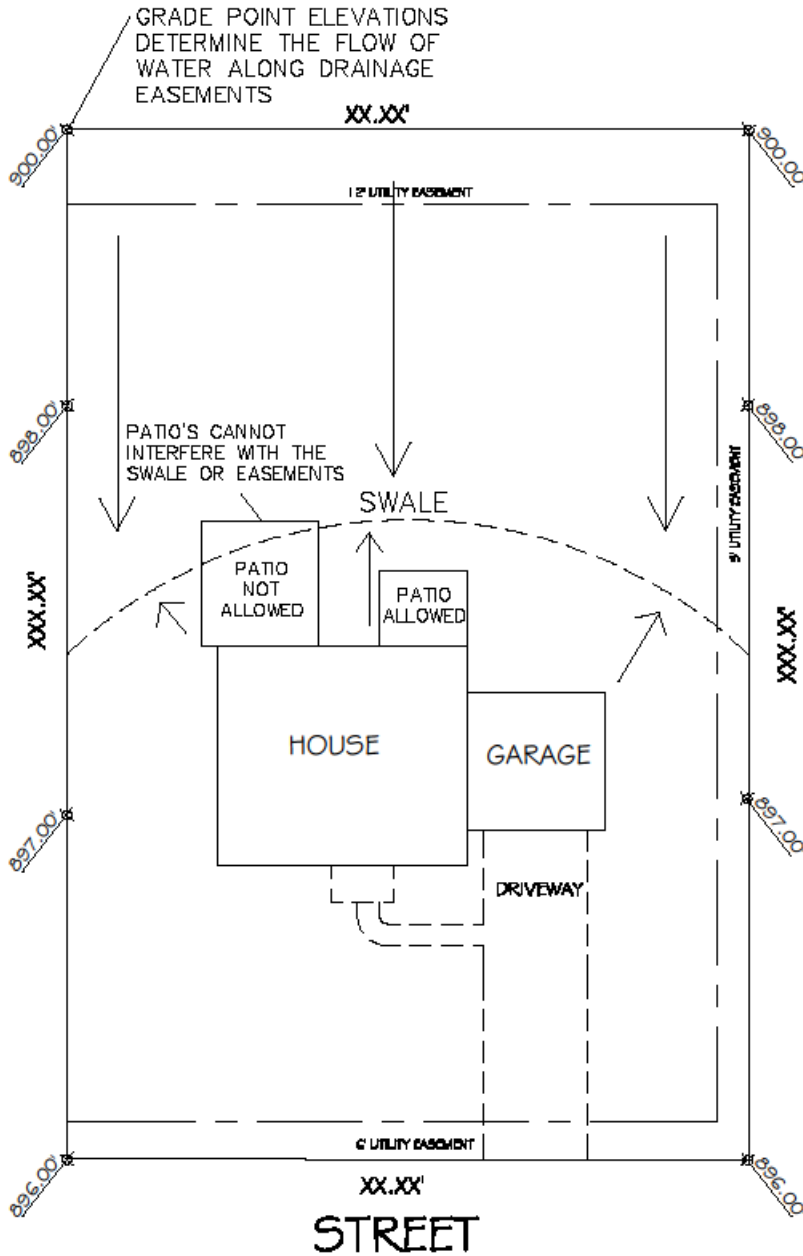
STANDARD REQUIREMENTS FOR PATIO

1. The Committee does **not** review structural design; this is only an architectural and/or aesthetic approval.
2. The **concrete or paver** patio must be proportionate in size to the footprint of the dwelling.
3. The **concrete or paver** patio cannot project past the rear or side yard setbacks of a front load home. If patio is added to a carriage/alley home, the patio cannot increase impervious surface area beyond the maximum area allowed by the municipality.
4. In order to control run-off, all downspouts and downspout extenders are to drain into a permeable area; such as grass or a planting bed.
5. The graded slopes and swales, as established by Developer and approved by the municipality, shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain. Activities undertaken that may damage or interfere with established slope and swale ratios, create erosion or sliding problems or that may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels are **not** permitted. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of the Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible. See the following Diagrams, A and B, on Page 3 & 4 for examples of slopes and swales.
6. It is **your responsibility** to contact the municipality in which you live in to make sure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**
7. We suggest you contact Digger's Hotline prior to digging.

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

Diagram A: Example of the slopes and swales that may be present on a home with garage facing the public street.

DEMONSTRATION PURPOSES ONLY

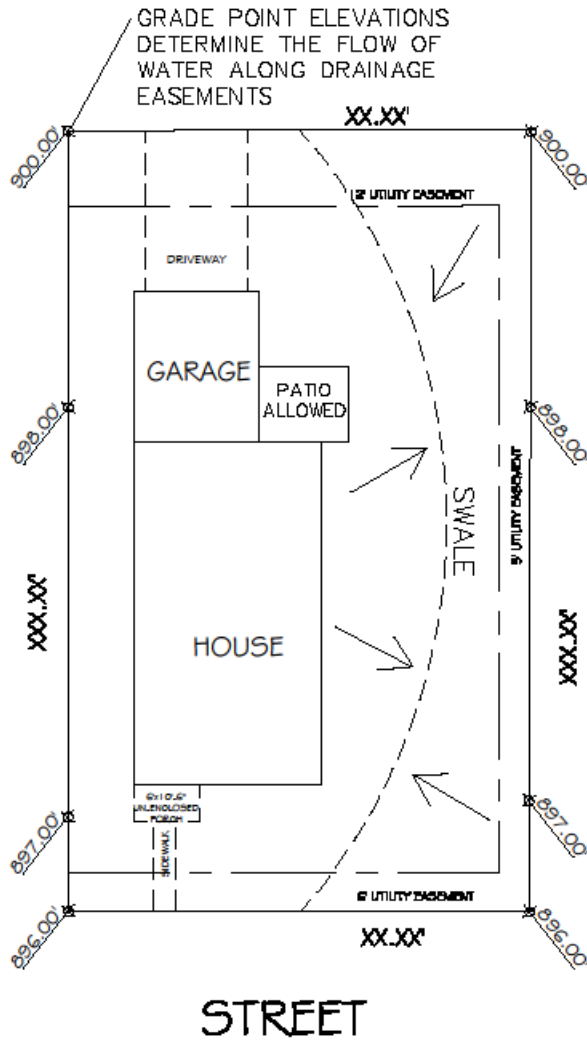


NOTE: ARROWS SHOW DIRECTION OF WATER FLOW TO AND FROM HOUSE

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

Diagram B: Example of the slopes and swales that may be present on a carriage lane / alley home.

DEMONSTRATION PURPOSES ONLY



NOTE FOR BOTH FRONT LOAD AND CARRIAGE LANE HOMES:

- No vegetable gardens are permitted in the front of the home.
- The graded slopes and swales on your Lot, as established by the Developer and approved by the municipality to allow water to drain away from the home, shall remain as permanent. No alteration of water flow is permitted within the slopes and swales. No structures, plantings or other materials shall be placed or permitted within these locations.
- Landscaping placed within any part of the Lot that is subject to an easement is subject to removal and reinstallation at the homeowner's expense.
- Size and location of easements varies depending on neighborhood. It is your responsibility to contact the municipality in which you live to make sure the installation will be in compliance with the municipal codes and ordinances.
- Patio does not project past the rear or side yard setbacks.

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

STANDARD REQUIREMENTS FOR LANDSCAPING

1. Minor plantings do **not** need to be submitted to the ACC for their review. If you are building any structures, such as boulder retaining walls or anything above level grading, you are subject to #4 below.
2. All plantings, edging, etc. must be at least three-feet (3') off all lot lines.
3. If you have any easements, whether it is a utility, pipeline, landscape, drainage easement, along your back property line, any improvements (for example, fences, dog kennels, landscaping) located within any part of a Lot which is subject to an easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement.
4. The graded slopes and swales, as established by Developer and approved by the municipality, shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain. Activities undertaken that may damage or interfere with established slope and swale ratios, create erosion or sliding problems or that may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels are **not** permitted. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of the Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.
5. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**
6. We suggest you contact Digger's Hotline prior to digging.

STANDARD REQUIREMENTS FOR FIRE PITS

1. The Committee does **not** review and approve fire pits unless you are building a structure to place your fire pit in.
2. Location of a fire pit must stay within the boundaries of the property line.
3. If you have any easements, whether it is a utility, pipeline, landscape, drainage easement, along your back property line, any improvements (for example, fences, dog kennels, landscaping, fire pits) located within any part of a Lot which is subject to an easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement.
4. The graded slopes and swales, as established by Developer and approved by the municipality, shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain. Activities undertaken that may damage or interfere with established slope and swale ratios, create erosion or sliding problems or that may change the direction of flow of drainage channels or obstruct or impede the flow of water through drainage channels are **not** permitted. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of the Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.
5. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

STANDARD REQUIREMENTS FOR FLAGPOLES

1. The height of the flagpole shall be no taller than the eve line of the home.
2. American Flags and State flags will only be allowed to hang from the flagpole. Other flags are **not** allowed.
3. It is required that you add landscaping to surround the flagpole for aesthetic purposes. Landscaping shall include a mulch bed and deciduous shrubs to encircle the pole.
4. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**
5. We suggest you contact Diggers Hotline prior to digging.

STANDARD REQUIREMENTS FOR VEGETABLE GARDENS

1. The Committee does **not** review the structural design of the proposed vegetable garden unless a fence is being placed around it or the garden is being built in a structure above ground.
2. Gardens are only permitted in the rear yard for front load homes or back courtyard side yard for carriage/alley lane homes. Gardens are not permitted in front yards.
3. If you have any easements, whether it is a utility, pipeline, landscape, drainage easement, along your back property line, any improvements (for example, fences, dog kennels, landscaping, fire pits) located within any part of a Lot which is subject to an easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement.
4. The graded slopes and swales, as established by Developer and approved by the municipality, shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain. Activities undertaken that may damage or interfere with established slope and swale ratios, create erosion or sliding problems or that may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels are **not** permitted. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of the Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.
5. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**
6. We suggest you contact Digger's Hotline prior to digging.

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

STANDARD REQUIREMENTS FOR HOT TUBS

1. The hot tub is to be placed on an existing concrete patio or on an existing deck in the back of the house. If you do not have an existing deck or patio, you will be required to place the hot tub on a concrete slab/paver slab.
2. The hot tub should **not** be visible from the front of the home.
3. This standard is an aesthetic approval only and is **NOT** a structural approval. You may need to add extra support under the section of the deck where the hot tub will be placed if the existing deck is several feet off the ground. It is recommended that you contact a structural engineer or architect to determine the structure necessary to safely carry the weight of a hot tub and its occupants.
4. The Committee may, at any time, require the installation and maintenance of landscape materials or fencing for screening around the hot tub for aesthetic purposes.
5. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**

STANDARD REQUIREMENTS FOR ADDING GARAGE ACCESS DOOR

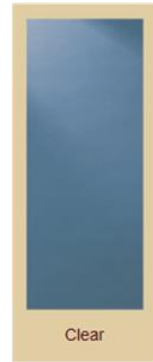
1. The Committee does **not** review structural design; this is only a standard architectural and/or aesthetic requirement.
2. The location of the exterior door must be located to the rear of your garage for front load and side garages and the courtyard side of the garage for a carriage lane home.
3. You will be required to paint the garage access door to match either the lighter of the siding or trim of the home.
4. You will need to contact your municipality regarding any electrical requirements as you may need to add an exterior sconce light outside the exterior door to back of garage. In addition, you may also be required to add a light switch inside the garage access door controlling the overhead light. Your municipality may also require you to add a concrete pad outside the door.
5. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**
6. **IMPORTANT NOTE:** When adding a garage access to your home, any damage to the garage wall structure or siding that may occur at the time of installation; or any future problems you may have, will not be covered under the Veridian warranty.

STANDARD REQUIREMENTS FOR A SCREEN DOOR/STORM DOOR

- 1. The Committee does **not** review structural design; this is only a standard architectural and/or aesthetic requirement.
- 2. The diagrams below provide you with the recommended Screen Door/Storm Doors and colors reviewed by our Design Studio Consultants as standards within our neighborhoods.

**Architectural Control Committee (ACC)
Approved Storm and Screen Doors**

Storm Doors



First Impressions
Style by 

Screen Doors



346-52

Available Colors

1 7/8" thick aluminum frame with maintenance-free finish
Brushed Nickel interior and exterior handle with BUILT-IN deadbolt security lock

346-15

Available Colors

1 7/8" thick aluminum frame with maintenance-free finish
Aged Bronze finish interior and exterior handle with BUILT-IN deadbolt security lock.

346-12

Available Colors

1 7/8" thick aluminum frame with maintenance-free finish
Antique Brass finish interior and exterior handle with BUILT-IN deadbolt security lock.

The standard doors and colors listed above have already been approved by the ACC. Similar color and style by other manufactures are allowed.

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

STANDARD REQUIREMENTS FOR COMPOST BIN(S)

1. The Committee does **not** review structural design; this is only a standard architectural and/or aesthetic requirement.
2. The compost bin must **not** be visible from the front of the home.
3. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**

STANDARD REQUIREMENTS FOR GENERATORS

1. The Committee does **not** review structural design; this is only a standard architectural and/or aesthetic requirement.
2. We require that you add landscaping if the generator is placed in the side yard so it will not be visible from the front of the home. You may need to place a concrete pad under the Generator to support it. Please refer to the Standard Requirements for a Patio, located under Architectural Control Committee Standards on our website at www.veridianhomes.com.
3. It is **your responsibility** to contact the municipality in which you live in to ensure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**

WHAT IS NOT ALLOWED IN NEIGHBORHOODS AND IS SUBJECT TO VIOLATION

1. The following are **NOT** allowed in any of our neighborhoods:
 - a. Clotheslines
 - b. Chickens
 - c. Sheds or Outbuildings
 - d. Trash areas outside of the allotted garage area