

STODDART ESTATES

ARCHITECTURAL GUIDELINES

The following architectural controls are applicable to all construction, reconstruction and refinishing of all improvements placed or constructed upon any Lot, and shall be complied with by each Owner.

It is intended that the appearance of residences within the Stoddart Estates Subdivision shall be completed to ensure an aesthetically pleasing and harmonious streetscape.

The architectural theme for residences and all other related components of the Stoddart Estates Subdivision is alpine mountain. Preferred materials will generally include metal or architectural fiberglass roofing, rough-sawn timber beams and columns, wood battens, horizontal wood siding and shakes wall cladding, stone and rock accents, and other such complementary products.

The configuration, shape and form of residences and permitted related improvements should reflect and integrate with existing natural and man-made opportunities and constraints. The natural features would include topography, view, tree cover, sun exposure and other such issues. The man-made conditions would include road access, servicing, drainage and adjoining property development.

Homes - Style & Size

Repetitive use of similar dwelling styles (form, shape and appearance) will not be accepted. Each house should be individual and distinct from others in the EPS137 Subdivision. On corner Lots, only bungalow or split-level dwellings (with the low side against the side street) will be permitted. All eave lines on flat or walkout Lots must have 12 ft. maximum height from front grade. The residence style and size permitted within the EPS137 Subdivision shall have the following minimum sizes:

- Single story with basement walkout - 1500 sq. ft. per floor;
- Split level - 1850 sq. ft. (above grade); 1250 sq. ft. on main floor;
- Two story - 2100 sq. ft. (total) with 1250 sq. ft. on main floor.

Garages

All houses must have attached garages (or attached by means of a breezeway), which garages must be located on the street side of the house unless otherwise authorized in writing by the Granter. All garages must be integrated aesthetically with the overall house appearance. Garages must be a minimum of 500 sq. ft. and a minimum of 9 ft. in height. All garages must accommodate two (or three) vehicles, and be equipped with two (or three) single vertically-operating and segmented wooden doors.

Accessory Buildings

The use of accessory buildings for storage shall not be permitted. Any accessory building located on the Lot shall be finished to match the principal building located thereon.

Outside Walls

Outside walls should be broken and articulated to provide character on the front and rear elevations. Front to back split levels are encouraged where the natural terrain is conducive. Outside walls shall be clad with wood, brick, stone or stucco. No vinyl or traditional metal siding is acceptable, but

“architectural” metal siding accents are permitted.

The use of rough-sawn horizontal wood siding having a maximum height of 6” per row is preferred. If stucco is used, horizontal battens should be provided at mid height and all wall openings should be detailed and framed. No more than 40% of the total exterior wall area of any building elevation shall be of textured stucco. For brick and stone detailing, a minimum return of 36” should be provided. Trim and accents may consist of rough-sawn timber plank and post, milled or natural log, rough-sawn or hand split or wood shingles, brick, natural or synthetic boulder, natural or cultured stone, and other such rustic materials. The front elevations of residences shall have a minimum of 20% face area in boulder, stone or rock. On corner Lots, the side elevations facing the side street will require the same detailing as the front elevation. All fronts must be wood siding, shake or shingle, with fire-retardant stain and 36” return on side corners. Notwithstanding the foregoing, Hardie Board is permitted for “horizontal siding” and Smart Board is permitted for “trim boards”

Roofs

All house roofs shall have a minimum pitch of 6 in 12 for the Craftsmen style Mountain Home design (or 3 in 12 for the Modern Mountain Home design) with minimum eave and gable extensions of 16". Roof cladding shall consist of pre-finished metal, terra cotta, clay, concrete, asphalt composite (architectural grade), fiberglass, or other low-combustible materials. Cedar or wood shakes and singles are not permitted.

Fascias and Soffits

All fascia shall be wood with a minimum of 8" wood. No vinyl or metal fascias shall be permitted. On gable ends, fascia shall be double-layered. All eavestroughing and downspouts shall be color- coordinated with the trim of the house, but eavestroughing shall not be essential in all areas. Exposed wooden rafter tails are permitted.

Exposed Foundations

Exposed concrete from basement foundation walls shall not be more than 24". The exposed face shall be parged.

Balconies and Porches

Main floor porches are permitted on the street side of houses. Balconies can be provided along the sides and rears of houses as setback requirements permit.

Furnaces and Fireplaces/Chimneys

As underground propane is provided to each Lot, no propane tanks are allowed on any Lot. No wood burning furnaces of any kind, whether indoor or outdoor, will be permitted on any Lot. No wood piles will be permitted on any Lot except as are hidden from view of the access road. Both wood or gas fireplaces or stoves are acceptable. Wood-burning fireplaces and stoves must be equipped with approved spark arresters. All fireplace chimneys on an outside wall and any chimney flues must be enclosed and clad to complement the appearance of the house, and rock, brick or stone shall be preferred.

Colors

No house shall have more than three colors displayed on any exterior wall, excluding

natural wood and stone. Medium to dark earth tone colors are allowed, and no white material of any kind shall be displayed on any exterior wall (such as vinyl doors and/or white vinyl window frames, etc.).
