

DESIGN GUIDELINES

FOR OAKRIDGE ESTATES AMENDMENTS

PER ARTICLE 5 ARCHITECTURAL AND DESIGN CONTROL

5.2.2 DESIGN GUIDELINES. The ACC shall have the authority to promulgate and issue, and thereafter to amend from time to time, design guidelines that supplement and interpret, but are consistent with those set forth in this Article 5.2. Such guidelines shall be supplied in writing to all Owners, shall be fully binding upon all Owners as if set forth in this Declaration, and shall be applied by the ACC in reviewing and approving or denying proposed Improvements. Without limiting the generality of the foregoing, the ACC shall have the authority to include in any such guidelines, among such other provisions as the ACC may deem appropriate, height restrictions with respect to Improvements to be constructed on the Property or any portion thereof, requirements, and restrictions with respect to exterior lighting in addition to those set forth in this Declaration, requirements regarding parking and landscaping in addition to those set forth in this Declaration, signage restrictions, and requirements to be met in connection with construction activities on the Property or any portion thereof. Any requirements or restrictions set forth in the Design Guidelines need not relate to all components of the Property if the ACC determines that only certain portions of the Property should be affected.

AMENDMENTS

2.0 DESIGN REQUIREMENTS FOR THE HOUSE

2.3 Exterior Finishes

d. Masonry

- Brick detail on all corners must be used. It should be clay brick, in standard size, 4” thick minimum. Masonry shall return around all the corners a min. of 16” and must be min. 42” high. Masonry is not required if stucco with detail is used.

2.5 Roofs

Minimum roof pitch is 7:12 for one level homes and a minimum 5:12 for other designs. The roof is to be finished with cedar shakes or shingles. Concrete or clay tiles are permitted if they are gray or earth tones. Heavy architectural composition roofing with min 40 year warranty are permitted providing they are earth tone colors, bright colors are not allowed and black (charcoal) is discouraged. Flat roofs are not permitted unless used as a deck or balcony. No two roofs color next to each other.

4.0 SITING AND GRADING

4.1 Minimum Setbacks

Front yard:	20 feet
Rear yard:	15 feet
Side yard:	5 feet (This supersedes Washington county rule of allowing The fireplace into the setback.)

Exterior Side Yard 10 feet (Corner Lot)

5.0 LANDSCAPE REQUIREMENTS

5.1 Landscaping

Within 30 days of the completion of the home, front yards and side yards for corner lots, shall be landscaped as follows:

- Grass turf from property line to property line and from front curb to house inclusive of side yards over topsoil.
- Tree and shrub planting in front yards should be designed to complement the individual home and the streetscape.

5.2 Front yards shall be landscaped, which at the minimum shall consist of 8–2 gallon, 5–1 gallon shrubs, at least one 5-gallon feature tree and approved Washington County street

trees amount/distance required for your lot. Selective use of bark dust, shrubs and trees to create an attractive front yard. Feature tree shall be of a species and to a caliber as advised by the ACC. A design shall be submitted with the site plan showing botanical name, common name, size and location. Corner lots will have a minimum of 12 –2 gallon, 6- 1gallon with at least 5 of the shrubs and one feature tree on the side yard, a minimum of 2 5-gallon feature trees and approved Washington County street trees, the amount/distance required for your lot.

7.0 APPROVAL PROCESS

7.9 The Builder/lot owner pays the fees for the services of the Design Consultant. Resubmitting completely different plans after the design review or requesting extensive revisions will be at the cost of the purchaser. If design assistance from the Design Consultant is requested by the purchaser this shall be at the expense of the purchaser.

THE ACC HAVE SET GUIDELINES TO SPECIFIC AREAS IN THE CCR'S THAT HAVE GREY AREAS. These are the guidelines followed when reviewing plans for approval. All improvement projects must be approved prior to installation.

FENCES:

- No more than 6 feet in height
- Made of wood or masonry products in earth tones (all stains other than clear to be approved.)
- A finished side of the fence must face toward the street, common areas and agreed upon which side to adjoining properties and shown on the application. Suggested same look on both sides.
- No fence shall extend forward of the farthest setback of an adjoining home. In cases where one lot has their backyard next to another lot's front yard: the fence must be at a 45degree angle for at least 8 feet in the lot owner's backyard where it meets the closest corner to the street in the other lot's front yard.

SHEDS:

- Not visible from the street or common areas and taller than 6ft. must be finished to match the wall & roof material of the house.
- No more than 12 feet in height from ground level to the highest point of roof.
- No larger than 12x12x10
- Must be set back from property lines and fences by at least 5ft.
- Must be within Washington County rules.

LANDSCAPING

- No front yard hedge, all to be approved.
- Must have green turf in front yard
- Bark to finish
- 8 2- gallon shrubs, 5 1-gallon shrubs, 1 feature tree, and required Washington County approved street trees required for your lot.
- Corner lots must have green turf from front yard to side yard, 12 2-gallon, 6 1-gallon, 2 feature trees, and required Washington county street trees for your lot size.

OTHER STRUCTURES

- Play structures-No more than 12ft in height and of an approved plan to fit the character of the neighborhood.
- Awnings-must not detract from look of home and must be finished to match the house.
- Satellite Dishes-Anything over 18” on ground level must be hidden from view, front, common areas and neighbors. 18” or less located on the house, at least 5ft back from farthest setback of the front of house and on side. Never on the front or outside (corner lots).

- Retaining Walls-no more than 4ft high. No cement. See Design Guidelines for acceptable materials. Over 4ft must be engineered.
- Decks-at least 15' from back property line if over 30". Following all Washington County rules.