

PEVELY FARMS

ARCHITECTURAL
STANDARDS AND GUIDELINES
FOR RESIDENTIAL DEVELOPMENT
FOR PHASE I & II ONLY

PREPARED FOR:
THE BOARD OF DIRECTORS
PEVELY FARMS
ST. LOUIS COUNTY, MISSOURI

PREPARED BY
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TABLE OF CONTENTS

SECTION	1.000	PURPOSE.....	1
SECTION	2.000	DEFINITIONS.....	1
SECTION	3.000	ADMINISTRATION.....	1
	3.100	Structures or Facilities..... Requiring Architectural Review	1
	3.200	Structures or Facilities..... Not Allowed	2
	3.300	Applications	2
	3.400	Basis for Decision	5
	3.500	Notification and Authorization	6
	3.600	Penalties and Violations	7
	3.700	Duties and Composition of the..... Architectural Review Committee	8
	3.800	Amendments to the Architectural..... Standards and Guidelines	8
SECTION	4.000	NEIGHBORHOODS (MAP)	9
SECTION	5.000	REQUIREMENTS: ALL DEVELOPMENT..... AREAS	10
	5.100	Pevely Farms I	10
SECTION	6.100	The Forest at Pevely Farms.....	16

1.000**PURPOSE**

- 1.100 To uphold and implement the standards of the “Pevely Farms Declaration of Covenants, Conditions and Restrictions” and “The Bylaws of the Pevely Farms Home Owners Association”.
- 1.200 To maintain the beauty of Pevely Farms, to ensure high quality standards for the enjoyment of Pevely Farms as an integrated residential development and to promote the recreational interest, health, safety and social welfare of each owner and occupant of portions of Pevely Farms.
- 1.300 To provide minimum standards and guidelines for construction and growth, in accord with the Master Plan of Pevely Farms.
- 1.400 To preserve the property values of Pevely Farms.

2.000**DEFINITIONS**

Definitions are taken from the “Pevely Farms Declaration of Covenants, Conditions and Restrictions”, or the BOCA Code most recent edition. If the two sources define terms differently, the definitions in the “Pevely Farms Declaration of Covenants, Conditions and Restrictions” will govern.

The concepts for the building restrictions itemized herein are based upon examples of various zoning ordinances found in some of St. Louis County’s finer residential communities.

3.000**ADMINISTRATION**

- 3.100 Structures or Facilities Requiring Architectural Review Committee approval.
 - 3.110 New residential dwelling units and accessory structures.
 - 3.120 Structural modifications to, and exterior additions to, and painting of residential units and accessory structures.
 - 3.130 Signage, advertising or notice (also requires Board approval).
 - 3.140 Satellite dishes of 30” diameter or greater, radio or television antennae, window fans or air conditioners, awnings, or other similar structures.
 - 3.150 Removal of historic features and trees or other natural features.

- 3.160 Ancillary structures, including detached garages and guest structures.
- 3.170 Any outdoor ornamentation, fences, walls, fountains, swimming pools, and whirlpools.
- 3.180 Outdoor Lighting.
- 3.190 Landscaping, topographic modification or changes to lakes, and any other modifications visible from community roads.
- 3.200 Structures, Facilities and Actions Not Allowed
 - 3.210 Temporary structures, tennis courts, swimming pool bubbles, trailers, tents, shacks, barns, sheds, perimeter fencing or others, except for the purpose of sales and marketing.
 - 3.220 Drilling or mining.
 - 3.230 Septic tanks or wells without Association approval.
 - 3.240 Re-subdivision or consolidation of lots is not permitted without the approval of the Board of Directors and the Architectural Review Committee.
- 3.300 Applications
 - 3.310 General
 - 3.311 Approval of Application by the Pevely Farms Architectural Review Committee does not relieve the Applicant from obtaining other approvals from local Fire Marshalls and Departments of Public Works, or other governmental agencies responsible for the issuance of building permits.
 - 3.312 Once approved by the Pevely Farms Architectural Review Committee, applications are valid for one year from date of approval. After one year, applications expire and become invalid. If Applicant wishes to proceed with project after date of expiration, he must reapply for new approval.

- 3.313 Applicant shall submit with his application two sets of completed architectural working drawings and specifications in detail, to show the nature and character of the work to be performed. Applicant shall also provide descriptive specifications and color samples of the materials to be used.
- 3.314 All plans submitted for review shall be signed and sealed by a registered architect or engineer in the State of Missouri.
- 3.315 All applications shall be accompanied by two checks. The first check in the amount of Three Hundred and Fifty dollars (\$350.00), shall constitute the fee for application review and shall be made out to the "Pevely Farms Home Owners Association." The second check in the amount of One Thousand and Five Hundred dollars (\$1,500.00) shall constitute a deposit against costs incurred by Pevely Farms Properties for road clean up due to applicant's construction. The check shall be made out to "Pevely Farms Home Owners Association" and unused portions of this deposit will be returned to the Applicant upon completion of construction.
- 3.316 A site plan shall be required with the application. The site plan shall be drawn to scale with dimensions, angles, and property lines clearly indicated. The locations of all set back lines, or building lines, together with any easements shall be required. All structures and paved areas to be created shall be located with respect to the property lines. The present and proposed finished grades shall be indicated. The legal description of the property shall be included, noting lot number, plat or addition of the neighborhood, names of streets and directional arrow indicating north. The site plan shall be prepared by an engineer or architect registered in the State of Missouri, and shall bear his or her seal and signature. In all cases, the site plan shall demonstrate positive drainage away from the structure. Additionally, any regrading or modification of the drainage patterns within one piece of property shall not change the way runoff flows onto adjoining properties.

The site plan shall locate all existing trees of 3" diameter or greater affected by construction and lines of all tree masses. (In lieu of this requirement, the applicant may review the stake out to as much a degree as possible, but without rendering undue hardship, no residential construction shall be allowed within golf course easements, natural drainage areas or flood plains.

Areas, or given sites which include unique natural features such as large or old trees, rock outcroppings, etc., are to be preserved and designated as “Natural Preservation Areas” on the Site Plan. Existing features which might include stone retaining walls, cisterns, gate posts or other man-made structures are to be preserved wherever possible and designated as “Historical Features” on the Site Plan. In particular, streams and storm drainage areas are to be preserved.

- 3.317 Prior to the completion of the application, and at the Applicant’s discretion, the Applicant may request a sketch plan review. This review shall take place between the applicant and/or his representative and the professional design consultant member of the Architectural Review Committee. The purpose of the sketch plan review is to give the applicant an early indication in the process as to whether his design work is in general conformance with the “Architectural Standards and Guidelines of Pevely Farms”. Preliminary sketch plan review of the plans is given strictly for general information, and in no way relieves the Applicant from the responsibility of obtaining application approval.

3.400 Basis for Decision

3.410 Approval

Approval shall be granted or denied by the Architectural Review Committee based upon the standards and guidelines promulgated by the Architectural Review Committee, including:

- 3.411 Compliance with the provisions of these Architectural Standards and Guidelines;
- 3.412 The quality of workmanship and materials;
- 3.413 The harmony of external design with the surrounds;
- 3.414 The effect of the construction on the appearance from surrounding property; and
- 3.415 Such other factors, including aesthetic considerations, which, in the opinion of the Architectural Review Committee, do not maintain the beauty and high standards necessary to promote enjoyment and preserve the property values of Pevely Farms.

3.420 Conformance with the Pevely Farms Declaration of Covenants, Conditions and Restrictions

No requirements of the Architectural Standards and Guidelines shall be interpreted to contradict the requirements of the “Pevely Farms Declaration of Covenants, Conditions and Restrictions”, the local building ordinances, the laws of the State of Missouri or the laws of the United States of America.

- 3.421 These Architectural Standards and Guidelines shall be considered to be the minimum requirements.

3.500 Notification and Authorization

3.510 Upon review of the application, the Architectural Review Committee shall notify the Applicant of the results of their review. Receipt of notification to the Applicant shall occur within fifteen calendar days or less after the date of application. If no receipt of notification comes from the Architectural Review Committee within 15 calendar days, approval is to be assumed.

3.520 The results of the review may take one of four forms:

3.521 **Request for Further Information**

A request for further information from Applicant and a continuance until the next scheduled meeting of the Architectural Review Committee.

3.522 **Denial of the Application**

The Architectural Review Committee may decide, based upon the above criteria, to deny the application.

3.523 **Conditional Approval**

The Architectural Review Committee may grant approval of the project contingent on the Owner's willingness to make certain required changes to the work described in the application.

3.524 **Approval**

Application for building permits from the local Department of Public Works will require written approval from the Architectural Review Committee.

3.530 Meetings of the Architectural Review Committee

3.531 Meetings of the Architectural Review Committee are closed.

3.532 Meetings of the Architectural Review Committee will be held on alternate Wednesdays, as necessary to review applications.

3.540 Once construction of a project has begun, it is expected that the project shall continue in an orderly and timely manner. If, for any reason, construction of a project is not progressing in a diligent manner, the Architectural Review Committee shall be empowered to rescind their approval of the building project, or take whatever action is required in the opinion of the Architectural Review Committee to remedy the situation, including the removal of incomplete work.

During the construction phase, no variation from the approved plans or specifications that changes the exterior appearance of the proposed project shall be allowed without Architectural Review Committee approval.

3.600 Penalties and Violations

- 3.610 Should any Owner or Owner's tenant be found by the Architectural Review Committee to be in violation of any part of these Standards and Guidelines, or should an Owner or Owner's builder be found to be in variance from the approved or conditionally approved plans, specifications, or conditions of any application, the Architectural Review Committee shall immediately notify, in writing, the Owner of these violations or variances.

The Owner shall then have one week, or other period as specified in the written notification, to rectify these violations or variances.

- 3.620 If the Owner does not rectify the violations or variances, then the Architectural Review Committee may take one or more of the following actions:

3.621 The Architectural Review Committee may revoke its approval of the application.

3.622 The Architectural Review Committee may notify and otherwise cooperate with the local Department of Public Works and bring to its attention that the work in progress does not conform to the permitted design. This may lead, at the discretion of the Department of Public Works, to the issuance of a stop work order for construction, or the refusal to issue an occupancy permit.

3.623 The Board may obtain legal counsel and initiate action to have the work stopped, to have non-conforming work removed, to levy monetary penalties, to initiate and sustain liens, or to take whatever other action is needed to bring the Owner into conformance with the approved application.

3.700 Duties and Composition of the Architectural Review Committee

- 3.710 The Architectural Review Committee shall review the application, plans, and specifications for all residential construction projects in each of the designated neighborhoods of Pevely Farms. The Committee is empowered by the Board to approve, conditionally approve, or deny, any and all applications.

Additionally, the Committee shall interpret the rules and guidelines outlined herein of the Architectural Standards and Guidelines, and shall be empowered to render interpretations of the meanings of these guidelines and to render variances from these guidelines.

- 3.720 A meeting of the Architectural Review Committee shall be considered to have a quorum and shall be able to conduct its rightful business if two members are present.

- 3.730 All decisions of the Architectural Review Committee require a simple majority vote.

- 3.740 The Architectural Review Committee shall be composed of a minimum of three members appointed by the Board of Directors of the Association. One member of the Architectural Review Committee shall be an Architect, Engineer, Landscape Architect, or other professional design consultant. Further requirements for the composition of the Architectural Review Committee are stated in the By-laws of the Association.

- 3.750 The Architectural Review Committee is empowered to set and collect all pertinent application fees. The application fee of \$350.00 is guaranteed for 2 years from the draft date of the “Architectural Standards and Guidelines” (March 2, 2001).

- 3.760 The Architectural Review Committee is empowered to hire outside attorneys and consultants and to incur expenses as necessary in order to conduct their duties and obligations.

3.800 Amendments to the Architectural Standards and Guidelines

Excepting mutual agreement of the developer builder and the Pevely Farms Home Owners Association to the contrary, the Architectural Standards and Guidelines may, at any time, be amended with a simple majority vote of approval from the Directors of the Association. Upon being amended, the changes to the existing Guidelines shall be documented and included in the Amendments to the Architectural Standards and Guidelines.

4.000 NEIGHBORHOODS (MAPS)
(Note: Maps available at the Sales Office)

(Note: Maps available at the Sales Office)



5.100 PEVELY FARMS I

5.110 Building Front, Side and Rear Yard Set-Back Requirements

Front yard of any residence and any structure other than garage and garden wall.....	40'-0"
Front yard of garage and garden walls....	35'-0"
Rear yard.....	25'-0"
Side yard (at garage).....	30'-0"
Side yard (w/o garage).....	15% of lot width (Lot width to be measured at required front yard setback line.)
Golf course easement.....	50'-0"

Under no circumstances will a side yard setback of less than 30'-0" be allowed on the side of the side entry garage and driveway. With Architectural Review Committee approval, side yards of less than the 15% requirement will be allowed on lots which, in the judgement of the Architectural Review Committee, are too narrow and present undue hardship in accommodating the aforementioned side yard setback requirements. For lots of unusual shape or topography, the Architectural Review Committee will be empowered to grant variances from the above set restrictions, based upon their judgement.

Paving is not restricted by the set-back requirements.

5.120 Building Height, Size, Length and Geometric Requirements

- 5.121 Height restrictions are those required by the edition of the "BOCA Code" currently in force and adopted by the local Department of Public Works, or other entity responsible for the issuance of Building Permits.
- 5.122 The minimum size of all residences is at least 3,500 habitable square feet per single story residence and 3,800 habitable square feet, with 1,900 square feet per floor minimum, per two-story residence. Habitable square footage includes all living space exclusive of garages and basements, except that the portion of the lowest level of the residence may be counted if one of the walls enclosing the space is completely out of grade.
- 5.123 The front of all residences must measure at least 70'-0" wide. The 70'-0" may include an attached garage, guest quarters, or

other approved use, so long as that use is connected in a manner which creates a single structure as defined in the governing edition of the BOCA Code.

- 5.124 The Board desires to avoid homes of overly boxy, simplistic, or severe design. In order to create residences of interesting geometry, the following minimum requirements have been adopted. The face of a residence fronting on a roadway must exhibit three different planes or surfaces to the street, each offset by a minimum of two feet. Roof pitches shall be of a gable, hip or other design approved by the Architectural Review Committee. Two story residences must have a roof with a minimum pitch of 8" vertically for each 12" of horizontal dimension as measured from the front to the rear of the residence, and a minimum pitch of 10" vertically for each of 12" of horizontal dimension as measured from side to side. One story residences must have a roof with minimum pitch of 10" vertically for each 12" of horizontal dimension front to rear and side to side.
- 5.125 The minimum ceiling height for the first floor (main living level) of the residence shall be 9'-0", except for closets, utility rooms, and other spaces of under 50 square feet.
- 5.126 Front entry garages are prohibited throughout. Rear entry garages are prohibited on lots adjoining the golf course. All other garages shall be side entry and open to the side yard where the garage is located.
- 5.127 Basements are required under 2/3 of each residence, except as prevented by unusual topography, as determined by the Architectural Review Committee.

5.130 Architectural Character

It is the intent of the Board and the Architectural Review Committee that the residences in Pevly Farms I be of equal character to some of the finer residential communities of St. Louis County. The style is to be traditional in spirit, and formal in composition. All elevations of the home must be designed and detailed with equal care and attention and comply with provisions as elaborated on in Section 5.140 of these Architectural Standards and Guidelines.

5.140 Exterior Finish Materials

- 5.141 No concrete basement or foundation walls may be exposed, except as required by the local building codes.
- 5.142 **Masonry:** For predominantly masonry front elevations, the front elevation of the home shall consist of 60% minimum brick or stone, and a minimum 2'-0" masonry return shall be provided on both side elevations. In computing areas of brick and areas not of brick on each side of the residences, window and door opening areas will be excluded from calculations. For all homes, all chimneys shall be of brick or native stone.
- 5.143 **Siding:** In lieu of requirements for predominantly masonry homes, horizontal lap siding (6" maximum) and/or square edge shingle siding will be accepted. Approved siding materials for any home primarily finished with siding include wood, fiber cement siding (i.e. weather boards by Certainteed or equal as approved by Architectural Review Committee), and vinyl (Wolverine or approved equal). If vinyl siding is used, no field applied wrap will be allowed. All windows, doors and vent openings are to be trimmed fully on all sides and on all elevations. Window moldings, fascias and trim boards shall be wood. For all homes, unfinished exterior siding, metal, hardboard, trim, and other required materials shall be painted. Stained finishes are not allowed.
- 5.144 **Stucco:** In lieu of masonry or siding requirements, stucco may be used as the predominant exterior material. "Stucco" may be real or approved Exterior Insulated Finish System (E.I.F.S.). If E.I.F.S. is used, a water management system must be used, and insulation shall be installed per E.I.M.A. standards. Manufacturer must be a member of E.I.M.A. Stucco colors and textures must meet with Architectural Review Committee approval.
- 5.145 **Roofing:** Roofing shall be 30 year architectural asphalt shingle, cedar shake, wood, slate, or approved artificial slate or tile. Roof overhangs may vary from 12" to 18".

- 5.146 **Doors and Windows:** The front door shall be a minimum of 48" wide by 96" high. As an alternate to this oversized front door, the entire entry including door, custom wood trim, door transom, and sidelights may be fabricated to have an overall width of 60" and an overall height of 96". All windows shall be wood, or clad wood design, and shall be thermal pane and of vertical composition.
- 5.147 Millwork, moldings and trimwork at columns, cornices, gables, fascias, and around windows and doors shall be scaled up to a size appropriate to the larger scale of the residences. Particular emphasis shall be given to entrances.
- 5.148 2x4 studs at 16" on center minimum are required for all exterior walls and all interior bearing walls at the finished lower level and first floor level of all residences with two or more finished floors above the lower level (basement). In no case shall framing requirements be less than that required by the building codes or structural designer.
- 5.149 Concrete foundation walls shall have a minimum thickness of 8", but in no case shall it be less than that required by the building codes or structural designer.

5.150 Swimming Pools, Fences, Lighting, Play Structures, and other Site Features

- 5.151 In ground swimming pools (minimum of 80% below grade) of up to 1000 square feet surface area, and 2000 square feet of an associated deck are allowed if they conform to the other provisions of these requirements, and other local requirements and laws.
- 5.152 Except at the entry drive, no exterior lighting may be placed outside the required set-backs. No light "spillage" shall occur from one lot onto another so as to create a visual nuisance. Lighting design shall be compatible with the architectural and landscaping design.
- 5.153 Fencing of 4'-0" height or less will be allowed in brick, wrought iron, stone, or painted wood. The Architectural Review Committee shall approve the design and location. Perimeter fencing will not be allowed. Fencing should be limited to containment areas near residence and areas immediately surrounding pool and pool deck areas.

- 5.154 Exterior stairs, gazebos, decks, entrance monuments, and other site features may be erected if, in the judgement of the Architectural Review Committee, they are compatible with the approved residential design and material.
- 5.155 Driveways shall be of asphalt, approved exposed aggregate concrete, or finished concrete with brick or stone coping.
- 5.156 All basketball hoops/goals must be manufactured, installed per instructions and kept in well maintained appearance. They must not be attached to the garage nor installed or positioned closer to the street than a parallel line running across the front of the house.
- 5.157 Other than basketball hoops/goals, all play structures must be located in the rear of the yard between two parallel lines extended from the sides of the main residential structure to the rear property line and be constructed of quality materials. Additionally, all play structures are subject to the approval and interpretation of the Architecture Committee regarding aesthetic consistency within the community.

5.160 Greenspace and Preservation

- 5.161 No more than 40% of the wooded portion of any lot (as computed by the total area measured to the drip line of all trees of 2" caliber or greater) may be disturbed by any construction on any given lot. On lots where only a small part of the lot is wooded, it is hoped that all of the trees shall be saved. Removal of any tree of 8" caliber or greater requires approval of the Architectural Review Committee. Similarly, on lots where most of the lot is wooded, the Architectural Review Committee may, at its discretion, allow for more than 40% clearance.
- 5.162 No more than 40% of the finished site shall be covered by the total of the foot prints of any structure, or any paving, decks, drive, swimming pools, or areas unable to sustain vegetation.

5.170 Landscaping

- 5.171 It is the intent of this section to require that during the development of residential lots that owners provide for the planting of trees. These requirements are minimums and additional species and plantings are allowed, after minimum standards have been met. Types of trees to be planted shall be indigenous, and of the size and species designated in Table 5.171.

- 5.172 General plantings shall be provided on all residential lots, as specified herein. One planting unit will be required for each 4,000 square feet or fraction of 4,000 square feet of “meadow” per lot. One planting unit shall consist of three canopy trees and one special tree or evergreen, as listed in these guidelines in Table 5.171.

“Meadow” is the total area of any lot excluding the following:

1. Area of golf course easement;
2. Areas upon which residences, driveways, decks, pools, patios, and other approved construction are located, and any area within 15 feet of that construction;
3. Areas to remain which are currently wooded as measured to the drip line of trees 2” caliber or greater;
4. Areas below the drip line of existing individual trees to remain of 3” caliber or greater;
5. No area may be counted twice on any given lot’s planting unit calculation.

- 5.173 Lawn and planting bed area shall be allowed and should provide for plant beds containing annuals, perennials, ground cover, and shrubs at an approximate ratio of 25% plant beds and 75% turf areas. Irrigation systems are required at lawns.

- 5.174 Disturbed area to be sodded except for at designated native grass area. Seed may be used with the Architectural Review Committee approval.

**6.100 “The Forest at Pevly Farms” By Payne Family Homes
LLC (PFH) Phase II (Lots 40 – 82, 84, 94 – 111, 116 – 119,
and 148 – 165)**

6.110 Building Front, Side and Rear Yard Set-Back Requirements

Front yard of any residence and any structure, other than garage and garden wall.....	40’-0”
Front yard of garage and garden walls.....	35’-0”
Rear yard.....	25’-0”
Side yard (at garage).....	30’-0”
Side yard (w/o garage).....	15% of lot width (Lot width to be measured at required front yard setback line.)
Golf course easement.....	50’-0”

Under no circumstances will a side yard setback of less than 30’-0” be allowed on the side of the side entry garage and driveway. With Architectural Review Committee approval, side yards of less than the 15% requirement will be allowed on lots which, in the judgement of the Architectural Review Committee, are too narrow and present undue hardship in accommodating the aforementioned side yard setback requirements. For lots of unusual shape, the Architectural Review Committee will be empowered to grant variances from the above set restrictions, based upon their judgement.

Paving is not restricted by the set-back requirements.

6.120 Building Height, Size, Length, and Geometric Requirements

- 6.121 Height restrictions are those required by the edition of the “BOCA Code” currently in force and adopted by the local Department of Public Works, or other entity responsible for the issuance of Building Permits.
- 6.122 The minimum size of all residences is at least 2,800 habitable square feet per single story residence and 3,300 habitable square feet per two-story residence. (Floor minimum deleted) Habitable square footage includes all living space exclusive of garages and basements, except that the portion of the lowest level of the residence may be counted if one of the walls enclosing the space is completely out of grade.
- 6.123 The front of all residences must measure at least 64’-10” wide. The 64’-10” may include an attached garage, guest quarters, or other approved use, so long as that use is connected in a manner which creates a single structure, as defined in the governing edition of the BOCA Code.
- 6.124 The Board desires to avoid homes of overly boxy, simplistic, or severe design. In order to create residences of interesting geometry, the following minimum requirements have been adopted:

The face of a residence fronting the roadway must exhibit three different planes or surfaces to the street, each offset by a minimum of two feet.

Roof pitches shall be of a gable, hip or other design approved by the Architectural Review Committee.

Two story residences must have a roof with a minimum pitch of 6" vertically for each 12" of horizontal dimension as measured from the front to the rear of the residence, and a minimum pitch of 10" vertically for each of 12" of horizontal dimension as measured from side to side.

One-story residences must have a roof with minimum pitch of 9" vertically for each 12" of horizontal dimension front to rear and side to side.

- 6.125 The minimum ceiling height for the first floor (main living level) of the residence shall be 9'-0", except for closets, utility rooms, and spaces of under 50 square feet.
- 6.126 Front entry garages are prohibited throughout. Rear entry garages are prohibited on lots adjoining the golf course. All other garages shall be side entry and open to the side yard where the garage is located.
- 6.127 Basements are required under 2/3 of each residence, except as prevented by unusual topography, as determined by the Architectural Review Committee.

6.130 Architectural Character

It is the intent of the Board and the Architectural Review Committee that the residences in The Forest at Pevely Farms be of equal character to some of the finer residential communities of St. Louis County. The style is to be traditional in spirit, and formal in composition. All elevations of the home must be designed and detailed with equal care and attention and comply with provisions as elaborated on in Section

6.140 of these Architectural Standards and Guidelines.

6.140 Exterior Finish Materials

- 6.141 No concrete basement or foundation walls may be exposed, except as required by the local building codes.
- 6.142 **Masonry:** For predominantly masonry front elevations, the front elevation of the home shall consist of 30% minimum brick or stone, and a minimum 2'-0" masonry return shall be provided on both side elevations. In computing areas of brick and areas not of brick on each side of the residences, window and door opening areas will be excluded from calculations. For all homes, all chimneys shall be of brick or native stone.
- 6.143 **Siding:** In lieu of requirements for predominantly masonry homes, horizontal lap siding (6" maximum) and/or square edge shingle siding will be accepted. Approved siding materials for any home primarily finished with siding include: wood, fiber cement siding (*i.e.*, weather boards by CertainTeed or equal as approved by Architectural Review Committee), and vinyl (*i.e.*, Wolverine or approved equal, Min .042 inches thick). All windows, doors and vents on lots 40 – 62 and 72 – 81 and 148 – 165 shall

be trimmed with 5.5 inch trim. No “cattle guards” on rear of these homes. For units on all remaining lots, PFII will trim side openings with 5.5 inch trim. No white vinyl siding shall be installed on the homes except for soffit areas. All fascia shall be aluminum wrapped.

For all homes, unfinished exterior siding, metal, hardboard, trim, and other required materials shall be painted. Stained finishes are not allowed.

- 6.144 **Stucco:** In lieu of masonry or siding requirements, stucco may be used as the predominant exterior material. “Stucco” may be real or approved Exterior Insulated Finish System (E.I.F.S.). If E.I.F.S. is used, a water management system must be used, and insulation shall be installed per E.I.M.A. standards. Manufacturer must be a member of E.I.M.A. Stucco colors and textures must meet with Architectural Review Committee approval.
- 6.145 **Roofing:** Roofing shall be 30 year architectural asphalt shingle, cedar shake, wood, slate, or approved artificial slate or tile. Roof overhangs may vary from 12” to 18”.
- 6.146 **Doors and Windows:** The front door shall be a minimum of 48” wide by 96” high. As an alternate to this oversized front door, the entire entry (including door, custom wood trim, door transom, and sidelights) may be fabricated to have an overall width of 60” and an overall height of 96”. All windows shall be wood or clad wood design, and shall be thermal pane and of vertical composition.
- 6.147 Millwork, moldings and trimwork at columns, cornices, gables, fascias, and around windows and doors shall be scaled up to a size appropriate to the larger scale of the residences. Particular emphasis shall be given to entrances.
- 6.148 All exterior walls and interior bearing walls at the finished lower level and first floor level of all residences with two or more finished floors above the lower level (basement) are required to have 2x4 studs at 16” on center. In no case shall framing requirements be less than that required by the building codes or structural designer.
- 6.149 Concrete foundation walls shall have a minimum thickness of 8”, but in no case shall it be less than that required by the building codes or structural designer.
- 6.150 **Swimming Pools, Fences, Lighting, Play Structures, and Other Site Features**
 - 6.151 In-ground swimming pools (minimum of 80% below grade) of up to 1,000 square feet surface area, and 2,000 square feet of an associated deck are allowed if they conform to the other provisions of these requirements, and other local requirements and laws.
 - 6.152 Except at the entry drive, no exterior lighting may be placed outside the required setbacks. No light “spillage” shall occur from one lot onto

another so as to create a visual nuisance. Lighting design shall be compatible with the architectural and landscaping design.

- 6.153 No perimeter fencing shall be permitted on Lots 43-60 and 73-81. Any perimeter fencing on any other lots must be wrought iron or aluminum simulated wrought iron. Containment fencing will be permitted similar to that which exists at 320 and 356 Barn Side Lane, 355 and 421 Stonewall Drive. No fencing shall be allowed within the 50 foot rear yard golf course easement.

Fencing of 4'-0" height or less will be allowed. The Architectural Review Committee shall approve the design and location.

- 6.154 Exterior stairs, gazebos, decks, entrance monuments, and other sight features may be erected if, in the judgement of the Architectural Review Committee, they are compatible with the approved residential design and material.

- 6.155 Driveways shall be of asphalt, approved exposed aggregate concrete, or finished concrete with brick or stone coping.

- 6.156 All basketball hoops/goals must be manufactured, installed per instructions and kept in well maintained appearance. They must not be attached to the garage nor installed or positioned closer to the street than a parallel line running across the front of the house.

- 6.157 Other than basketball hoops/goals, all play structures must be located in the rear of the yard between two parallel lines extended from the sides of the main residential structure to the rear property line and be constructed of quality materials. Additionally, all play structures are subject to the approval and interpretation of the Architecture Committee regarding aesthetic consistency within the community

6.160 Greenspace and Preservation

- 6.161 No more than 40% of the wooded portion of any lot (as computed by the total area measured to the drip line of all trees of 2" caliber or greater) may be disturbed by any construction on any given lot. On lots where only a small part of the lot is wooded, it is hoped that all of the trees shall be saved. Removal of any tree of 8" caliber or greater requires approval of the Architectural Review Committee. Similarly, on lots where most of the lot is wooded, the Architectural Review Committee may, at its discretion, allow for more than 40% clearance.
- 6.162 No more than 40% of the finished site shall be covered by the total of the foot prints of any structure, or any paving, decks, drive, swimming pools, or areas unable to sustain vegetation.

6.170 Landscaping

6.171 It is the intent of this section to require that during the development of residential lots, Owners provide for the planting of trees. These requirements are minimums and additional species and plantings are allowed, after minimum standards have been met. Types of trees to be planted shall be indigenous, and of the size and species designated in Table 5.171.

6.172 General plantings shall be provided on all residential lots, as specified herein. One planting unit will be required for each 4,000 square feet or fraction of 4,000 square feet of "meadow" per lot. One planting unit shall consist of three canopy trees and one special tree or evergreen, as listed in these guidelines in Table 5.171.

Meadow is the total area of any lot excluding the following:

1. Area of golf course easement;
2. Areas upon which residences, driveways, decks, pools, patios, and other approved construction are located, and any area within 15 feet of that construction;
3. Areas to remain which are currently wooded as measured to the drip line of trees 2" caliber or greater;
4. Areas below the drip line of existing individual trees to remain of 3" caliber or greater;
5. No area may be counted twice on any given lot's planting unit calculation.

6.173 Lawn and planting bed area shall be allowed and should provide for plant beds containing annuals, perennials, ground cover, and shrubs at an approximate ratio of 25% plant beds and 75% turf areas. Irrigation systems are required at lawns. All disturbed areas on each lot shall be irrigated and water-conserving irrigation heads shall be required.

6.174 Disturbed areas are to be sodded except for designated native grass area. Seed may be used with the Architectural Review Committee approval.

TABLE 5.171**GENERAL PLANTINGS – PEVELY FARMS**

SIZE	TYPE	NAME	LATIN
6-8'	Evergreen	Austrian Pine	Pinus
6-8'	Evergreen	Eastern Red Cedar	Juniperus virginiana, Linn.
6-8'	Evergreen	White Pine	Pinus
3"	Special	Black Willow	Salix nigra. Marsh.
3"	Special	Eastern Cottonwood	Populus deltoides, Bartr.
6-8'	Special	Hackberry	Celtis occidentalis, Linn.
6-8'	Special	Red Mulberry	Morus rubra, Linn.
6-8'	Special	Yellow Poplar	Liriodendron tulipifera, Linn.
6-10'	Special	Hawthorn	Crataegus sp.
6-10'	Special	Black Cherry	Prunus serotina, Ehrh.
6-10'	Special	Eastern Red Bud	Cercis canadensis, Linn.
6-10'	Special	Black Locust	Robinia pseudoacacia, Linn.
6-10'	Special	Flowering Dogwood	Cornus florida, Linn.
6-10'	Special	Persimmon	Diospyros virginiana, Linn.
3"	Canopy	Black Walnut	Juglans nigra, Linn.
3"	Canopy	Shellbark Hickory	Carya laciniata michx., Loud.
3"	Canopy	Shagbark Hickory	Carya ovata. Mill., Koch.
3"	Canopy	Bitternut Hickory	Carya cordiformis, Wang., Koch.
3"	Canopy	White Oak	Quercus alba, Linn.
3"	Canopy	Northern Red Oak	Quercus rubra, Linn.
3"	Canopy	Post Oak	Quercus stellata, Wang.
3"	Canopy	Bur Oak	Quercus macro carpa, Michx.
3"	Canopy	Pin Oak	Quercus palustris. Muench.
3"	Canopy	Black Oak	Quercus velutina, Lam
3"	Canopy	Sweet Gum	Liquidambar styraci-flua, Linn.
3"	Canopy	American Sycamore	Platanus occidentalis, Linn.
3"	Canopy	Silver Maple	Acer saccharinum, Linn.
3"	Canopy	White Ash	Fraxinus americans, Linn.
*refers to height		**refers to diameter	