

Subdivision Architectural Guidelines

Document Version: Sample 1.0

1. Introduction

These guidelines outline the architectural standards and requirements for all residential homes within the subdivision to ensure visual harmony and preserve property values.

2. Design Objectives

- Promote cohesive architectural character.
- Encourage high-quality design and materials.
- Ensure compatibility with surroundings and natural features.
- Foster comfortable, livable environments.

3. General Requirements

1. **Building Height:** Maximum two stories or 10 meters from grade level.
2. **Setbacks:**
 - Front: 6 meters minimum
 - Side: 1.5 meters minimum
 - Rear: 3 meters minimum
3. **Roof Pitch:** Minimum 4:12; must be consistent with surrounding homes.
4. **Materials:** Permitted materials include brick, stone, wood, fiber-cement, and stucco.
5. **Color Palette:** Submit sample for approval.
6. **Fencing:** Maximum height 1.8 meters; must be constructed of approved materials.

4. Architectural Styles

Acceptable architectural styles include but are not limited to:

- Modern
- Contemporary
- Craftsman
- Colonial
- Ranch

5. Landscape Guidelines

1. At least 30% of the front yard must be planted with approved landscaping.
2. No invasive species permitted.
3. Irrigation systems must not cause runoff onto streets or neighboring properties.

6. Prohibited Features

- Chain-link fencing
- Exterior unfinished concrete block walls

- Bright or fluorescent paint colors
- Portable storage containers (placed more than 30 days)

7. Approval Process

1. Submit plans, material samples, and color swatches to the Architectural Review Committee (ARC).
2. Allow up to 30 days for committee review.
3. No construction to begin until written approval is received.

8. Glossary

Term	Definition
Setback	Minimum required distance between structure and property boundary.
Roof Pitch	Angle of the roof surface measured as a ratio of rise over run.
ARC	Architectural Review Committee.

This is a sample template; requirements may vary per subdivision. Contact the ARC for clarification on any items.